

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/5/2006

**Grantor(s)/Mortgagor(s):**  
LANCE A ELMORE, A SINGLE MAN

FILED FOR RECORD  
2018 MAY - 3 PM 1:18

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WESTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Ditech Financial LLC

MARK STAPLES  
COUNTY CLERK  
ANDERSON COUNTY, TX  
BY CM DEPUTY

**Recorded in:**  
**Volume:** 1970  
**Page:** 0671  
**Instrument No:** 0615248

**Property County:**  
ANDERSON

**Mortgage Servicer:**  
Ditech Financial LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
345 St. Peter Street,  
St. Paul, MN 55102

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

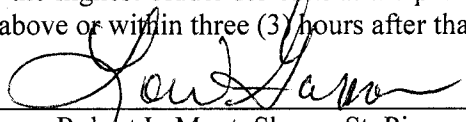
**Date of Sale:** 7/3/2018

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** THE STEPS ON THE EAST SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

  
Lori Garner, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

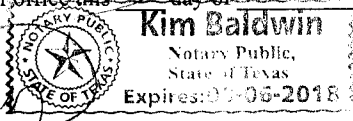
**MH File Number:** TX-18-66681-POS  
**Loan Type:** FHA

STATE OF TEXAS  
COUNTY OF Himesgones

Before me, the undersigned Notary Public, on this day personally appeared Worri Garner as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of May.

Kim Baldwin  
Notary Public  
Signature



**EXHIBIT "A"**

All that certain tract or parcel of land lying and being situated in Anderson County, Texas, a part of the John Knox Survey, and a part of a certain tract of land conveyed by C. J. Shurbet to J. M. Hancock, by Deed dated May 25, 1931, of record in Volume 208, at Page 567 of the Deed Records of Anderson County, Texas, said tract or parcel of land being more particularly described as follows:

BEGINNING at the SW corner of said tract of land conveyed by C. J. Shurbet et ux to J. M. Hancock, a stake for corner;

THENCE North with the West line of said tract, conveyed by Shurbet to Hancock 150 feet to a stake in the S. line of the right of way of Palestine and Neches concrete Highway, which is with the Shurbet Drive Way;

THENCE Northeasterly with the right of way of said Highway on a curve approximately 356 feet to a stake in said line of right of way;

THENCE South and parallel with West line of said tract conveyed by Shurbet to J. M. Hancock;

THENCE West with the South line of said tract conveyed by Shurbet to Hancock 300 feet to the place of beginning, containing 1-1/2 acres of land, more or less, and being the same property described in Deed from Ellis N. Miles et ux to T. R. Legg et ux, dated October 13, 1951, of record in Volume 436, at Page 217 of the Deed Records of Anderson County, Texas.