

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of 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.

FILED FOR RECORD
at 10:00 o'clock A M.

1. **Date, Time, and Place of Sale.**

Date: July 03, 2018

MAY 25 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE STEPS ON THE EAST SIDE OF THE ANDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

MARK STAPLES
County Clerk, Anderson County, Texas
By *[Signature]* Deputy

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 11, 2005 and recorded in Document VOLUME 1908, PAGE 0444 real property records of ANDERSON County, Texas, with MICHELLE CHURCHMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHELLE CHURCHMAN, securing the payment of the indebtednesses in the original principal amount of \$46,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

[Handwritten Signature]

PATRICK ZWIERS, KRISTOPHER HOLUB, DARLA BOETTCHER, SHAWN SCHILLER, LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, RONNIE HUBBARD, JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the ANDERSON County Clerk and caused to be posted at the ANDERSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING LOT 59 OF INWOOD TERRACE ADDITION TO THE CITY OF PALESTINE, TEXAS, ACCORDING TO MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 46, OF THE MAP RECORDS OF ANDERSON COUNTY, TEXAS, TO WHICH MAP OR PLAT AND THE RECORD THEREOF REFERENCE IS HERE MADE FOR ALL PURPOSES.



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