

FILED
7pm
OCT 16 2017

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LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By: *Mary Sanchez* Deputy

C&S No. 44-17-4842 / Conventional / Yes
Ditech Financial LLC

NOTICE OF 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. Sender is: Codills & Stawliarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: February 06, 2007

Grantor(s): Scott A. Tollett and Michelle E. Tollett, husband and wife
Original Trustee: Thomas F. Veters
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for PrimeLending, a PlainsCapital Company, its successors and assigns
Recording Information: Vol. 352, Page 669, or Clerk's File No. 98613, in the Official Public Records of PECOS County, Texas.
Current Mortgagee: Ditech Financial LLC
Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:
BEING ALL OF LOTS 4, 5 AND 6, BLOCK 77, ORIENT ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PLAT SLIDE 11A, PLAT RECORDS OF PECOS COUNTY, TEXAS.

Date of Sale: 11/07/2017 **Earliest Time Sale Will Begin:** 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Nail as Substitute Trustee, Donna Trout as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Johnie Eads as Successor Substitute Trustee, Faith Flores as Successor Substitute Trustee, Robert Gomez as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Aleena Litton as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the PECOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 12th day of October, 2017.

For information:

"Auction.com
1 Mauchly
Irvine, CA 92618

Annarose Harding

Annarose Harding, Attorney at Law
Codilis & Stawarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

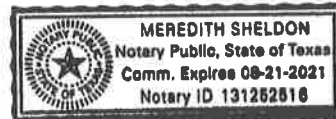
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 12th day of October, 2017.

Meredith Sheldon
Notary Public
Signature



Posted and filed by: Shelley Nail
Printed Name: Shelley Nail

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