

C&S No. 44-17-2632 / 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: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: April 25, 2012

**Grantor(s):** Laurie Cogburn and Jason Cogburn, who acquired title as Laurie Anne Cogburn and Jason R. Cogburn, wife and husband

**Original Trustee:** Malcolm D. Gibson

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Gold Star Mortgage Financial Group, Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 2012-001327, in the Official Public Records of EASTLAND 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:**

FIELD NOTES OF A SURVEY OF 20.109 ACRES OF LAND OUT OF THE NE/4 OF SECTION 13, BLOCK 4 OF THE H. & T. C. R. R. CO. SURVEY, ABSTRACT NO. 301, EASTLAND COUNTY, TEXAS, SAID LAND ALSO BEING OUT OF AND PART OF A 163.6 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM VETERANS LAND BOARD OF STATE OF TEXAS TO JAMES T. WRIGHT RECORDED IN VOLUME 739 PAGE 260 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS. THIS SURVEY OF SAID 20.109 ACRES BEING MADE FOR JASON COGBURN BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale:** 05/01/2018 **Earliest Time Sale Will Begin:** 1:00 PM

## 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** Laura Browder as Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, Terry Browder as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Linda Roper as Successor Substitute Trustee, Stefanie Morgan as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Howard Whitney as Successor Substitute Trustee, or Thomas [unclear] as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

RECEIVED 8:49 AM  
CATEY JENTHO, COUNTY CLERK  
APR 09 2018



4653405

EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

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 EASTLAND 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 5th day of April, 2018.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

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

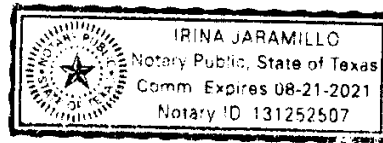
STATE OF TEXAS

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.

Executed on this the 5th day of April, 2018.

*Irina Jaramillo*  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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**Exhibit "A"**

Field notes of a survey of 20.109 acres of land out of the NE/4 of Section 13, Block 4 of the H. & T. C. R. Co. Survey, Abstract No. 301, Eastland County, Texas, said land also being out of and part of a 163.6 acre tract of land described in a deed from Veterans Land Board of State of Texas to James T. Wright recorded in Volume 739 Page 260 of the Deed Records of Eastland County, Texas. This survey of said 20.109 acres being made for Jason Cogburn by virtue of his request and being more particularly described as follows;

Beginning at a 4" X 4" concrete monument found at the Northwest corner of the NE/4 of Section 13, same being the Northwest corner of James T. Wright 163.6 acre tract, for the Northwest corner of this described tract.

Thence S 89° 59' 00" E (deed call and basis of bearing of this described tract), 2703.53 feet with an existing fence line on the North line of described tract and Section 13, same being the South line of Bob B. Ward tract described in Vol. 1777 Pg. 203 and Vol. 1791 Pg. 56 O.P.R.E.C.T., and South line of Section 14, to a 3/8" rebar with survey cap set in the West right of way line of State Highway 112 for the Northeast corner of this described tract.

Thence S 00° 04' 42" W, 39.44 feet with the Easterlymost East line of described tract and the West right of way line of State Highway 112, to a 3/8" rebar with survey cap set for the Easterlymost Southeast corner of this described tract.

Thence S 89° 55' 52" W, 527.09 feet with an existing new fence line on the Easterlymost South line of described tract to a 4" steel pipe angle post for an angle corner of this described tract.

Thence N 89° 39' 03" W, 506.51 feet with an existing new fence line on the Easterlymost South line of described tract to a 4" steel pipe corner post for an interior corner of this described tract.

Thence S 4° 28' 50" E, 458.90 feet with an existing fence line on the Southerlymost East line of described tract, to a 4" steel pipe corner post for the Southerlymost Southeast corner of this described tract.

Thence N 89° 58' 46" W, 1709.80 feet with the South line of described tract to a 3/8" rebar with survey cap set in the West line of James T. Wright 163.6 acre tract and West line of NE/4 of Section 13, same being the East line of the NW/4 of Section 13 and City of Eastland tract described in Volume 363 Page 281 D.R.E.C.T., for the Southwest corner of this described tract.

Thence N 00° 28' 13" E, 494.67 feet with the West line of the NE/4 of Section 13 and James T. Wright 163.6 acre tract, same being the East line of NW/4 of Section 13 and City of Eastland tract and Jimmie C. Moylan 91.674 acre tract described in Volume 731 Page 447 D.R.E.C.T., to the place of beginning and containing 20.109 acres of land.