

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.

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

Date: February 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 17, 2015 and recorded in Document CLERK'S FILE NO. 2015-001290 real property records of EASTLAND County, Texas, with SAMUEL A NETTLES AND CANDICE C. NETTLES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SAMUEL A NETTLES AND CANDICE C. NETTLES, securing the payment of the indebtednesses in the original principal amount of \$78,300.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSHIA MONROE  
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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED 12:50 P.M.  
GATHY JENTHO, COUNTY CLERK

JAN 12 2018  
EASTLAND COUNTY, TEXAS  
By \_\_\_\_\_ Deputy



NOS0000007240005

**EXHIBIT "A"**

BEING LOTS 10 AND 11, BLOCK 8, NEBLETT ADDITION TO THE CITY OF EASTLAND, EASTLAND COUNTY, TEXAS (SAID ADDITION BEING A SUBDIVISION OF BLOCK 63, DAUGHERTY'S ADDITION TO THE CITY OF EASTLAND, TEXAS).



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