

C&S No. 44-17-3467 / 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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: June 29, 2006

Grantor(s): Stefanni Moore, a single woman  
Original Trustee: W. R. Collier  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for American State Bank, its successors and assigns  
Recording Information: Vol. 02446, Page 00259, or Clerk's File No. 02603260, 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:**

BEING A PART OF SUBDIVISION 4, BLOCK P, CITY OF CISCO, EASTLAND COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 03/06/2018 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 Reppert 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 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.



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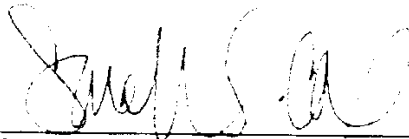
RECEIVED  
GATHY JENNIFER COUNTY CLERK  
FEB 12 2018  
EASTLAND COUNTY, TEXAS  
By \_\_\_\_\_ Deputy

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 7th day of February, 2018.

**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618

  
\_\_\_\_\_  
Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

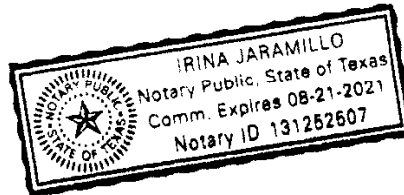
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Sarah S. Cox 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 7th day of February, 2018.

\_\_\_\_\_  
Notary Public  
Signature



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

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

C&S No. 44-17-3467 / Conventional / Yes  
Ditech Financial LLC

## EXHIBIT A

Being a part of Subdivision 4, Block P, City of Cisco, Eastland County, Texas and described by metes and bounds as follows;

Beginning at a 5/8" iron rod found at the east corner of this tract, the north corner of the tract of land conveyed to Jerry M. Eckhart and Barbara Eckhart in Volume 1501, Page 1, Official Public Records, Eastland County, Texas, and on the southwesterly line of Avenue I;

Thence S 60°47'54" W, a distance of 150.37', along the northwesterly line of said Eckhart tract, to a 60d nail set for a corner;

Thence N 29°30'00" W, a distance of 74.24', along the northeasterly line of the James J. Strahan tract conveyed in Volume 2345, Page 222, Official Public Records, Eastland County, Texas, to a 1/2" iron rod set for a corner;

Thence N 60°30'00" E, a distance of 150.00, along the southeasterly line of West 7<sup>th</sup> Street, to a 1/2" iron rod set for a corner;

Thence S 29°46'55" E, a distance of 75.02', along the southwesterly line of Avenue I, to the POINT OF BEGINNING; said described tract containing 0.257 Acres, more or less.