

### 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:** February 16, 2012

**Grantor(s):** Kevin Matthews, an unmarried man

**Original Trustee:** Malcolm D. Gibson

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for Royal United Mortgage LLC, its successors and assigns

**Recording Information:** Vol. 1258, Page 547, or Clerk's File No. 2012-00001496, in the Official Public Records of HOWARD 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 LOT EIGHT (8), BLOCK NO. TWO (2), IN COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE PROPER MAP OR PLAT THEREOF OF RECORD IN PLAT RECORDS OF HOWARD COUNTY, TEXAS.

**Date of Sale:** 03/05/2019 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, Donna Trout, Frederick Britton, Johnie Eads, Ramiro Cuevas, Jonathan Schendel, Doug Woodard, Kristie Alvarez, Lanelle Lynch, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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.

FILED at 11.38 APR 05 2019 1:14:14

BRENT ZITTEKOPF, County Clerk, Howard County, Texas

By Angie Martin Deputy



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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HOWARD 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 11th day of January, 2019.

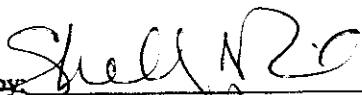
**For Information:**

"Auction.com  
I Mauchly  
Irvine, CA 92618



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

Posted and filed by:



Printed Name:

Shelley Nail

C&S No. 44-18-0465 / Home Equity / Yes  
Ditech Financial LLC