

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> June 25, 2007	<b>Original Mortgagor/Grantor:</b> CHRISTOPHER LEOS AND STACEY LEOS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> DITECH FINANCIAL LLC, A DELAWARE LIMITED LIABILITY COMPANY
<b>Recorded in:</b> <b>Volume:</b> 1054 <b>Page:</b> 219 <b>Instrument No:</b> 00003824	<b>Property County:</b> HOWARD
<b>Mortgage Servicer:</b> Ditech Financial LLC	<b>Mortgage Servicer's Address:</b> 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$49,000.00, executed by CHRISTOPHER LEOS ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 1505 EAST 5TH STREET, BIG SPRING, TEXAS 79720

**Legal Description of Property to be Sold:** BEING ALL OF LOT THREE (3), IN BLOCK EIGHT (8), HALL ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT ENVELOPE 48/A, PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HOWARD COUNTY, TEXAS.

<b>Date of Sale:</b> July 03, 2018	<b>Earliest time Sale will begin:</b> 10:30am
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**Place of sale of Property:** Howard County Courthouse, 300 S. Main Street, Big Spring, TX 79720

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Shelley Nail, Kristina McCrary, Donna Trout, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Kristie Alvarez, Lanelle Lynch, whose address is 1 Mauchly, Irvine, CA 92618, OR Shelley Nail, Donna Trout, Johnie Eads, whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Shelley Nail, Kristina McCrary, Donna Trout, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Kristie Alvarez, Lanelle Lynch, whose address is 1 Mauchly, Irvine, CA 92618, OR Shelley Nail, Donna Trout, Johnie Eads, whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shelley Nail, Kristina McCrary, Donna Trout, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Kristie Alvarez, Lanelle Lynch, whose address is 1 Mauchly, Irvine, CA 92618, OR Shelley Nail, Donna Trout, Johnie Eads, whose address is 1320 Greenway Drive Suite 300, Irving, TX 75038, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.:24064844

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RAS CRANE, LLC / Attorney for Mortgagee

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Posted By  
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6-7-18