

C&M No. 44-19-1029 / EHA / No / RECORD NOS  
Ditech Financial LLC

FILED  
NICOLE TAMMER, COUNTY CLERK  
HILL COUNTY, TEXAS

2019 MAY 30 P 1:00

### 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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: March 19, 2004

Grantor(s): Lee Erler III, a single person and Vanessa Bounds, a single person

Original Trustee: Marty Levine

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Homestar Mortgage Services, L.L.C. its successors and assigns

Recording Information: Vol. 1273, Page 0656, or Clerk's File No. 02535, in the Official Public Records of Hill County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O PO Box 12740, Tempe, AZ 85284-0046 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:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING LOT FOUR (4), BLOCK ONE HUNDRED TWENTY-TWO (122), ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 41, PAGE 14, DEED RECORDS, HILL COUNTY, TEXAS.

Date of Sale: 08/06/2019 Earliest Time Sale Will Begin: 11:00 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 Tim Lewis, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Juanita Cox, Stephen Rawlings, Michelle Schwartz, Donna Stockman, Jimmy Brewer, Kathy Arrington, 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.

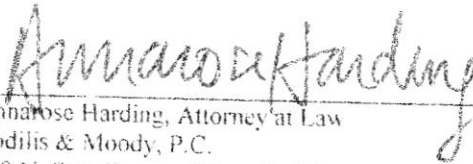


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 23rd day of May, 2019.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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

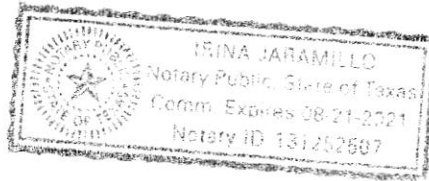
STATE OF TEXAS

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 23rd day of May, 2019.

  
Notary Public  
Signature



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

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

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