

4626488



C&S No. 44-17-3443 / Conventional / Yes  
Ditech Financial, LLC

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

2017 JUL 10 P 2:44

**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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: August 06, 2007

Grantor(s): Steven Sills, a single individual

Original Trustee: PRLAP, Inc.

Original Mortgagee: Bank of America, N.A.

Recording Information: Vol. 1502, Page 0171, or Clerk's File No. 007709, in the Official Public Records of HILL 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 LOT 5-14A, TRES VIDAS SUBDIVISION, A SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET AB, SLIDE 111, PLAT RECORDS, HILL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 08/01/2017 Earliest Time Sale Will Begin: 12:00 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** Tim Lewis as Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Jason Brewer as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Diasha Perkins as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Shawn Schiller 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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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 6th day of July, 2017.

For Information:

"Auction.com  
1 Mauchly  
Irvine, CA 92618



Nicole M. Bartee, Attorney at Law  
Codilis & Stawiariski, P.C.  
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS

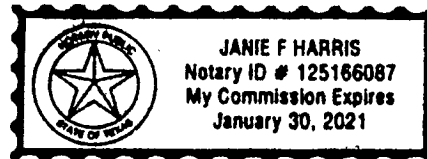
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee 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.

Given under my hand seal of office on this the 6th day of July, 2017.



Notary Public  
Signature



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

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

C&S No. 44-17-3443 / Conventional / Yes  
Ditech Financial, LLC

**EXHIBIT "A"**

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FIELD NOTES for Jim Eslinger

Job Number B-07233

BEING a part of Lot 5-14A, Tres Vidas Subdivision, a subdivision in Hill County, Texas, according to the plat thereof recorded in Cabinet AB, Slide 111, Plat Records, Hill County, Texas and being more particularly described by its metes and bounds as follows:

Beginning at a 3/8 inch steel rod found at the Southwest corner of said Lot 5-14A and the Northwest corner of Lot 77-1 of said Tres Vidas Subdivision and on the Northeast line of the tract described in Deed from Leo Laufer, et ux, to R. Samuel Bell, Jr., recorded in Volume 1414, Page 670, Official Public Records, Hill County, Texas, and being in Private Road 476, at the intersection of Sweet Spring Road and Flaming Torch Road;

THENCE N 30°00'00"W, (bearing base line) with the common line of said Bell tract and said Lot 5-14A, being the Southwest line of Flaming Torch Road and said Private Road, 325.50 feet to a 1/2 inch steel rod set;

THENCE N 57°18'24"E, through said Lot 5-14A and generally along a row of trees, at 50.06 feet passing a 1/2 inch steel rod set, in all 515.18 feet to a 1/2 inch steel rod set on the common line of said Lot 5-14A and Lot CS 15F;

THENCE S9°14'15"W, (Call S9°03'37"W) with the common line of said Lots 5-14A and CS 15F, at 364.31 feet passing a 1/2 inch steel rod set on the Northwest line of Sweet Spring Road and said Private Road 476, in all 454.06 feet to a 1/2 inch steel rod set at the common corner of Lot 5-14A, Lot CS 15F, Lot 77-1 and Lot 77-2 of said Tres Vidas Subdivision and in Sweet Spring Road and said Private Road 476;

THENCE S60°29'49"W, with the common line of Lots 5-14A and 77-1 and along Sweet Spring Road and Private Road 476, a distance of 227.41 feet (call S60°32'52"W, 228.79 feet) to the Point of Beginning and containing approximately 2.847 acres of land, as surveyed by Stuart G. Hamilton, Registered Professional Land Surveyor Number 4480, on and as of July 26, 2007.



EXHIBIT "A"  
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