

NOTICE OF [SUBSTITUTE] 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.

FILED FOR RECORD
AT 10:11 O'CLOCK A.M.

JUN 12 2017

ELODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
BY *[Signature]* DEPUTY

1. Date, Time, and Place of Sale.

Date: July 04, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE NORTH DOOR OF THE DUVAL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 08, 2008 and recorded in Document VOLUME 467, PAGE 192 real property records of DUVAL County, Texas, with ARTURO GARCIA AND ANNA GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ARTURO GARCIA AND ANNA GARCIA, securing the payment of the indebtednesses in the original principal amount of \$58,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the DUVAL County Clerk and caused to be posted at the DUVAL County courthouse this notice of sale.

Declarants Name: _____
Date: _____

00000006762280

DUVAL

EXHIBIT "A"

SITUATED IN DUVAL COUNTY, TEXAS, TO-WIT:

LOT FOUR (4) IN THE LUNA SUBDIVISION IN THE CITY OF SAN DIEGO, DUVAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN BOOK FOUR (4), PAGE 451, OF THE SURVEYOR'S FIELD NOTES RECORDS, AND NOW FILED OF RECORD IN ENVELOPE 73, SIDE 1, MAP RECORDS, DUVAL COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, AND BEING A TRACT OF LAND FIFTY FEET (50') BY ONE HUNDRED FIFTY FEET (150') OUT OF THE SAN LEANDRO GRANT, ABSTRACT NO. 491, DUVAL COUNTY, TEXAS.