



C&S No. 44-18-2078 / Home Equity / Yes / FILE NOS
Ditech Financial LLC

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: July 09, 2012

Grantor(s): G.E. Almquist, a married man, joined herein pro forma by his spouse, Mary Frances Almquist

Original Trustee: Malcolm D. Gibson

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

Recording Information: Vol. 463, Page 221, or Clerk's File No. 20121049, in the Official Public Records of HAMILTON 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 TRACT OF LAND SITUATED IN HAMILTON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 06/04/2019 Earliest Time Sale Will Begin: 1:00 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 Linda Reppert, Juanita Cox, Jimmy Brewer, Stephen Rawlings, Frederick Britton, Aarti Patel, Jack Burns II, Maryna Danielian, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Howard Whitney, Pamela Thomas, 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.

44-18-2078
HAMILTON



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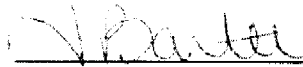
POSTED
4-16-19 AWJ
3:08pm

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HAMILTON 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 15th day of April, 2019.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618



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

Posted and filed by



Printed Name:

LINDA REPERT

C&S No. 44-18-2078 / Home Equity / Yes
Ditech Financial LLC

EXHIBIT A

ALL THAT CERTAIN TRACT OF LAND SITUATED IN HAMILTON COUNTY, TEXAS AND BEING ALL OF LOT NO. 3 AND THE EAST ONE-HALF OF LOT NO. 2, BLOCK 6, WAGNER ADDITION TO THE TOWN OF HAMILTON AND BEING ALL OF THOSE TRACTS DESCRIBED IN DEED TO E. V. CNICK, ESTATE AND JOESIE CNICK, PER VOLUME 290, PAGE 184, HAMILTON COUNTY DEED RECORDS AND DESCRIBED IN ONE TRACT BY NOTES AND BOUNDS AS FOLLOWS:
BEGINNING AT A STEEL PIN FOUND AT THE WEST LINE INTERSECTION OF SOUTH REAGAN AVENUE AND THE SOUTH LINE OF EAST COKE STREET, AN UNDEVELOPED STREET, THE SEC OF BLOCK NO. 6 AND THE NWC OF THIS;
THENCE S. 19-00 W. ALONG THE WEST LINE OF SOUTH REAGAN AVENUE, AT 101.6 FEET A STEEL PIN SET AT THE BASE OF AN OLD CORNER POST, THE SEC OF THIS;
THENCE N. 71-00 W. ALONG A OLD WIRE FENCE AT 110.0 FEET PASSING THE SMC OF LOT NO. 3, AT 160.0 FEET A STEEL PIN SET, THE SMC OF THIS;
THENCE E. 19-00 E. ALONG AN OLD WIRE FENCE, AT 100.0 FEET A STEEL PIN FOUND THE NWC OF THIS;
THENCE S. 71-10 E. ALONG THE SOUTH LINE OF EAST COKE STREET, AT 50.0 FEET PASSING THE NWC OF LOT NO. 3, AT 160.0 FEET THE POINT OF BEGINNING.

FILED and RECORDED

Instrument Number: 20190550 B: RP V: 546 P: 593

Filing and Recording Date: 04/16/2019 03:09:44 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.