

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.

1. **Date, Time, and Place of Sale.**

Date: January 02, 2019

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

Place THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

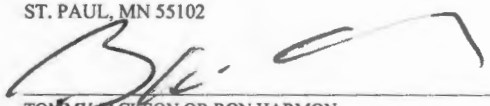
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 02, 2018 and recorded in Document CLERK'S FILE NO. 2018-129256 real property records of CHAMBERS County, Texas, with KAREN L. RANSOM AND WALLACE RANSOM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAREN L. RANSOM AND WALLACE RANSOM, securing the payment of the indebtednesses in the original principal amount of \$336,792.00, 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



TOM JACKSON OR RON HARMON
Substitute Trustee

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

My name is Guadalupe Arriaga and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/27/18 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.

Guadalupe Arriaga
Declarants Name: Guadalupe Arriaga
Date: 11/27/18





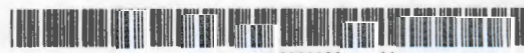
LOT THIRTY (30), IN BLOCKTHREE (3), OF MAGNOLIA LANDING SUBDIVISION, SECTION 1, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED JUNE 16, 2016 UNDER COUNTY CLERK'S FILE NO, 113302 OF THE MAP/PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

FILED FOR RECORD IN:
Chambers County
On: 11/27/2018 9:30:34 AM
Doc Number: 2013 - 2822
Number of Pages: 2
Amount: 10.00
Order#: 20181127000017
By: JG



Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*



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