

Posted  
13<sup>th</sup> day of NOV. 2018  
3:11 pm

C&S No. 44-18-2942 / FHA / No / 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:** May 29, 2014

**Grantor(s):** Mario Tarango-Borunda and wife Rafaela Rodriguez de Tarango, with her joining herein to perfect the security interest but not to otherwise be liable

**Original Trustee:** Joe K. Ogden

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Interstate Bank, ssb, its successors and assigns

**Recording Information:** Clerk's File No. 14-0945, in the Official Public Records of DEAF SMITH 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:**

THE NORTH 70 FEET OF LOT 79 AND THE SOUTH 20 FEET OF LOT 80, BLOCK 6, WESTHAVEN ADDITION TO THE TOWN OF HEREFORD, DEAF SMITH COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF OF RECORD IN VOLUME 218, PAGES 481 AND 482, DEED RECORDS OF DEAF SMITH COUNTY, TEXAS.

**Date of Sale:** 12/04/2018 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 Antonio Bazaldua as Substitute Trustee, Jose A. Bazaldua 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 Mortgageor, 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 DEAF SMITH 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 8th day of November, 2018.

**For Information:**


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



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

Posted and filed by



Printed Name:



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