

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

Date of Security Instrument: March 05, 2004

Grantor(s): Ann S. Pavelka, an unmarried person

Original Trustee: Anthony Nocella

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Franklin Bank, SSB, its successors and assigns

Recording Information: Vol. 1138, Page 0048, in the Official Public Records of LIMESTONE 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.

Date of Sale: 06/07/2016 **Earliest Time Sale Will Begin:** 11:00 AM

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

FIELD NOTES FOR A 0.14 ACRE TRACT OF LAND OUT OF THE MARTIN WHITE SURVEY, ABSTRACT NO. 587 IN LIMESTONE COUNTY, TEXAS AND BEING OUT OF THAT CALLED 0.206 ACRES DESCRIBED IN A DEED TO BOBBY L. SMITH AND NANCY SMITH BY DEED OF RECORD IN VOLUME 707, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LIMESTONE 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

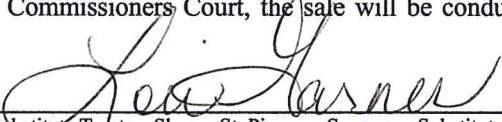

Lori Garner as Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Bruce Miller as Successor Substitute Trustee, Phillip Pierceall as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Matthew Wolfson as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Logan Thomas as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Terry Waters as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



EXHIBIT (A) 0001182

Field notes for a 0.14 acre tract of land out of the Martin White Survey, Abstract No. 587 in Limestone County, Texas and being out of that called 0.206 acres described in a deed to Bobby L. Smith and Nancy Smith by deed of record in Volume 707, Page 143 of the Official Public records of Limestone County, Texas. Said 0.14 acres being shown on the attached plat and described by metes and bounds as follows.

Beginning at a 4 inch steel post found in the south line of Highway No. 84 at the northwest corner of the said 0.206 acres for the northwest corner of the herein described tract of land,

Thence N 83deg. 26min. 00sec. E (Record and Base Bearing) 94.54 ft. along the south line of the said highway and north line of the 0.206 acres to an "X" cut in concrete for the northeast corner of the herein described tract of land,

Thence S 04deg. 12min. 22sec. E 67.88 ft. crossing the said 0.206 acres to a 1/4 inch MAG Nail placed in its south line for the southeast corner of the herein described tract of land,

Thence S 80deg. 29min. 10sec. W 79.40 ft. along the south line to a 1/4 inch metal pipe found at the southwest corner of the 0.206 acres and the herein described tract of land,

Thence N 16deg. 23min. 26sec. W 72.97 ft. along the west line of the 0.206 acres to the Point of Beginning,

Filed for Record in:
Limestone County

On: May 16, 2016 at 09:57A

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

May 16, 2016

Peggy Beck, County Clerk
Limestone County