
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**WALLER County****Deed of Trust Dated:** December 15, 2005**Amount:** \$123,400.00**Grantor(s):** JUAN MALDONADO and YOLANDA MALDONADO**Original Mortgagee:** SUNTRUST MORTGAGE, INC.**Current Mortgagee:** DITECH FINANCIAL LLC**Mortgagee Address:** DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137**Recording Information:** Document No. 509525**Legal Description:** LOT THIRTY-SIX (36), BLOCK FOUR (4), LAKESIDE SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 357, PAGE 219 AND THE CORRECTION PLAT RECORDED IN VOLUME 370, PAGE 474 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.**Date of Sale:** July 5, 2016 between the hours of 1:00 PM and 4:00 PM.**Earliest Time Sale Will Begin:** 1:00 PM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WALLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.


MEGAN L. RANDLE-BENDER OR EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON, DAVID RUSSELL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, LEB KEMP, TRACI YEAMAN, WES WHEAT, DANA DENEN, CINDY DENEN, VINCE ROSS, PATRICIA POSTON, NICK POSTON OR REBECCA BOLTON have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-006903



MEGAN L. RANDLE-BENDER OR EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON, DAVID RUSSELL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, LEB KEMP, TRACI YEAMAN, WES WHEAT, DANA DENEN, CINDY DENEN, VINCE ROSS, PATRICIA POSTON, NICK POSTON OR REBECCA BOLTON
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

FILED AND RECORDED

Instrument Number: 16-040

Filing and Recording Date: 05/27/2016 10:57:10 AM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller 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.

Jenifer Deutrich, Deputy

Returned To: