

NOTICE OF ACCELERATION AND 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.

Foreclosure Sale Information:

Date: Tuesday, the 3rd day of October, 2017
Time: 1:00PM or within three hours thereafter.
Place: AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated 12/17/2007 and recorded in Waller County, Texas in Book 1085 Page 325 Instrument 710755 with JOHN WILLIAM LOVELL, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JOY LOVELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COUNTRYWIDE BANK, FSB, ITS SUCCESSORS AND ASSIGNS, mortgagee.

Property to be Sold "AS IS": (See Attached Exhibit "A")

Reported Address: 603 PENICK RD, WALLER, TX 77484-8344

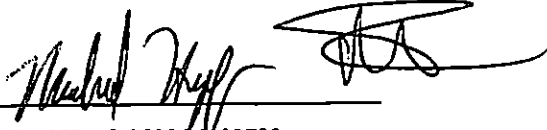
Obligations Secured: Deed of Trustee executed by JOHN WILLIAM LOVELL, JOINED HEREIN PRO FORMA BY HIS SPOUSE, JOY LOVELL provides that it secures the payment of the indebtedness in the amount of \$49,600.00, and obligations therein described including but not limited to (a) the promissory note and (b) all modifications, renewals and extensions of the note. Ditech Financial LLC is the current mortgagee of the note and Deed of Trust and Ditech Financial LLC is the mortgage servicer who represents the current mortgagee and is authorized to collect the debt per Texas Property Code § 51.0025 and who's address is 2100 E. Elliot RD Bldg 94 Mail stop T-140, Tempe, AZ 85284.

Acceleration: A default under the Note and Deed of Trustee was declared; such default was reported to not have been cured; and all sums secured by the Deed of Trust were declared to be immediately due and payable.

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.

Substitute Trustee(s) appointed to Conduct Sale: In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed and by these presents does name and appoint Megan L. Randle-Bender, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Renee Thomas, Ian Moser, Reva Rouchon- Harris, Rebecca Bolton, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act as substitute trustee under and by virtue of said Deed of Trust.

Substitute Trustee(s) address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254


 Michael Hupf, SBN 24102799
 Buckley Madole, P.C.
 14841 Dallas Parkway, Suite 425, Dallas, TX 75254
 AS ATTORNEY FOR THE HEREIN
 IDENTIFIED MORTGAGEE AND/OR
 MORTGAGE SERVICER

Certificate of Posting

I am Megan Randle whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 09/11/17 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

Exhibit "A"

LOTS FOUR (4), AND FIVE (5), BLOCK SEVEN (7), OF SOUTHSIDE ADDITION, TO THE TOWN OF WALLER, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 112 OF THE DEED RECORDS, WALLER COUNTY, TEXAS.

Return to: Buckley Madole, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

FILED AND RECORDED

Instrument Number: 17-086

Filing and Recording Date: 09/11/2017 10:37:23 AM Pages: 3 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.

Stephanie Tompkins, Deputy

Returned To: