

19-249643

Notice of Substitute Trustee's Sale

2019 JAN 31 AM 8:47

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: July 27, 2007	Original Mortgagor/Grantor: JOEY K. PEACE SR, AND LISA A. PEACE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST NATIONAL BANK OF CANTON, THE., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
Recorded in: Volume: 2255 Page: 39 Instrument No: N/A	Property County: VAN ZANDT
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$58,000.00, executed by JOEY K. PEACE SR ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 469 CHERRY CREEK LN, CANTON, TEXAS 75103

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 11, BLOCK 4 OF CHERRY CREEK RANCHETTES, A SUBDIVISION SITUATED IN VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 23, (GLIDE 119B) MAP AND PLAT RECORDS, VAN ZANDT COUNTY, TEXAS.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 5, 2002 FROM JOYCE BOYD, A SINGLE PERSON TO JOEY K. PEACE, SR. AND WIFE, LISA A. PEACE, RECORDED IN VOLUME 1759, PAGE 300, REAL RECORDS OF VAN ZANDT COUNT, TEXAS.

Date of Sale: March 05, 2019	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Randy Daniel, Cindy Daniel, Jim O'Bryant, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254,



DATE OF BIRTH

PLACE DATE OF BIRTH IN THIS SPACE

1. Name (Last, First, Middle Initial)
2. Sex
3. Race
4. Height
5. Weight
6. Hair Color
7. Eye Color
8. Complexion
9. Scars, Marks, or Tattoos
10. Distinguishing Features

11. Place of Birth
12. Date of Birth
13. Date of Entry into United States
14. Present Address
15. Previous Addresses
16. Education
17. Occupation
18. Employment History
19. Social Security Number
20. Driver's License Number

21. Marital Status
22. Name and Address of Spouse
23. Name and Address of Parents
24. Name and Address of Next of Kin
25. Name and Address of Employer
26. Name and Address of School
27. Name and Address of Religious Institution
28. Name and Address of Other Organizations

29. Name and Address of Other Organizations
30. Name and Address of Other Organizations
31. Name and Address of Other Organizations
32. Name and Address of Other Organizations
33. Name and Address of Other Organizations
34. Name and Address of Other Organizations
35. Name and Address of Other Organizations

to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Randy Daniel, Cindy Daniel, Jim O'Bryant, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Randy Daniel, Cindy Daniel, Jim O'Bryant, Vanessa McHaney, whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel, Cindy Daniel, Jim O'Bryant, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.:24064844

wattmore@rascrane.com

RAS CRANE, LLC / Attorney for Mortgagee

1900 Enchanted Way, Suite 125

Grapevine, TX 76051

Telephone: 817-873-3080

Facsimile: (817)796-6079

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data. The second part of the document provides a detailed breakdown of the financial performance over the last quarter. It includes a comparison of actual results against the budgeted figures, highlighting areas where the company exceeded expectations and where it fell short. The final part of the document offers recommendations for future actions to improve efficiency and reduce costs. It suggests implementing new software solutions and streamlining the approval process to speed up operations.

Yours faithfully,
 [Signature]
 [Name]
 [Title]
 [Company Name]
 [Address]
 [City]
 [Country]