

Marci Hadel  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY C. McClintock DEPUTY  
DATE 3-11-19  
TIME 12:25 pm

C&S No. 44-18-3853 / 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: December 21, 2017

- Grantor(s): Stephanie Jo Kennedy, a single woman
- Original Trustee: Steven J. Kubik
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Southwest Funding, LP, its successors and assigns
- Recording Information: Vol. 1577, Page 4963, or Clerk's File No. 17-07867, in the Official Public Records of LLANO 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:**  
BEING LOTS NOS. ONE HUNDRED FIFTY-NINE (159), ONE HUNDRED SIXTY (160), ONE HUNDRED SIXTY-ONE (161) AND ONE HUNDRED SIXTY-TWO (162), GOLDEN BEACH, UNIT NO. ONE (1), A SUBDIVISION IN LLANO COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 88, PAGE 301 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS.

Date of Sale: 04/02/2019 Earliest Time Sale Will Begin: 10:00 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 Tom Rossington, Martha Rossington, Juanita Cox, Jimmy Brewer, Stephen Rawlings, Mary C. (Chris) LaFond, Deanna Ray, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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 Mortgagor, 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 LLANO 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 7th day of March, 2019.

**For Information:**

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

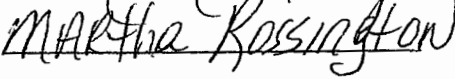


Nicole M. Bartee, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name:



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