

COPY

Filed for Record in:
Wilson County
by Honorable Eva Martinez
County Clerk
On: Sep 01, 2016 at 11:45A
As a Recording

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Total Fees : 2.00

WILSON County
Deed of Trust Dated: August 23, 2006
Amount: \$106,855.00
Grantor(s): ROBERT L CLIFTON and TOWANDA CLIFTON

Receipt Number - 196400
By:
Frances Cherry

Original Mortgagee: CASCADE FINANCIAL SERVICES
Current Mortgagee: DITECH FINANCIAL LLC

Mortgagee Address: DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

Recording Information: Document No. 00017513

Legal Description: ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT 11 OF THE SUTHERLAND HILLS ESTATES SUBDIVISION, AS SHOWN BY A MAP OR PLAT OF RECORD AT VOL. 8, PAGE 65 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS, upon which is situated a 2006 63' x 28' Palm arbor Manufactured Home as evidenced by the Statement of Ownership and Location, recorded on 03/25/2008 in Book 1450, Page 432, of the Official Public Records of Real Property of Wilson County, Texas

WHEREAS ROBERT L CLIFTON is deceased.
Date of Sale: November 1, 2016 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WILSON 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.

DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN 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.

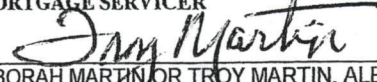
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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. §§ 3901 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: 2016-014505


DEBORAH MARTIN OR TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN OR SHELBY MARTIN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007