

JUL 12 2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CLAY County
Deed of Trust Dated: November 6, 2007
Amount: \$50,000.00
Grantor(s): JOANN GIBSON and STEVE GIBSON

SASHA KELTON
County Clerk, Clay County, Texas

Original Mortgagee: GMAC MORTGAGE, LLC DBA DITECH
Current Mortgagee: DITECH FINANCIAL LLC

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

Recording Information: Document No. 61120

Legal Description: LOT 39, BLOCK F, LAKE ARROWHEAD WEST, CLAY COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE IN THE PARKS AND RECREATION DEPARTMENT OF THE CITY OF WICHITA FALLS, TEXAS.

WHEREAS JOANN GIBSON is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 27, 2017 under Cause No. 2015-0038C-CV in the 97th Judicial District Court of CLAY County, Texas
Date of Sale: August 7, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

LYNNE HOLIDAY OR JERRY TIEMANN, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, MATT HANSEN, CHRIS DEMAREST, PATRICK ZWIERS, KRISTOPHER HOLUB OR GENNA MATTISON 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 Mortgagee, the Mortgagee's attorney.

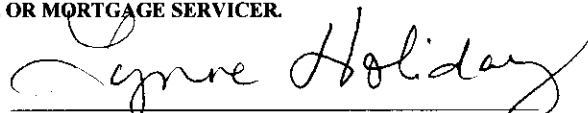
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagees to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2014-028717



LYNNE HOLIDAY OR JERRY TIEMANN, AURORA CAMPOS,
JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO
CUEVAS, MATT HANSEN, CHRIS DEMAREST, PATRICK
ZWIERS, KRISTOPHER HOLUB OR GENNA MATTISON
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618