

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**

6/29/2005

**Grantor(s)/Mortgagor(s):**GEORGE M. SOUTHGATE AND CAROLYN J.  
SOUTHGATE, HUSBAND AND WIFE**Original Beneficiary/Mortgagee:**MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR AMERICAN BROKERS  
CONDUIT, ITS SUCCESSORS AND ASSIGNS**Current Beneficiary/Mortgagee:**

Ditech Financial LLC

**Recorded in:**

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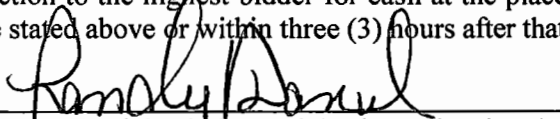
Instrument No: 10615

**Property County:**

HUNT

**Mortgage Servicer:**Ditech Financial LLC is representing the Current  
Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.**Mortgage Servicer's Address:**345 St. Peter Street,  
St. Paul, MN 55102**Legal Description:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING LOT 4, CADDO RANCH ESTATES, AN ADDITION TO SAID COUNTY, A PLAT OF SAME BEING RECORDED IN VOLUME 400, PAGE 1424, PLAT RECORDS OF HUNT COUNTY AND ALSO BEING KNOWN AS 7650 CADDO CREEK ROAD.**Date of Sale:** 8/7/2018**Earliest Time Sale Will Begin:** 1:00 PM**Place of Sale of Property:** THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**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.Randy Daniel, Cindy Daniel, Liz Hach, Cheryl  
Harris  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075**MH File Number:** TX-18-66976-POS**Loan Type:** Conventional ResidentialFILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COUNTY CLERK HUNT CO. TX  
18 JUL 16 AM 10:50  
3X  
DEPUTY  
