

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Sale Contract
Date: January 29, 2011
Original Creditor: Walter Mortgage Company, LLC
Debtor: Latanya A. Wilson and Jeremy D. Glass
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust IV by Ditech Financial LLC, as servicer with delegated authority

Purchase Money Deed of Trust:

Date: January 29, 2011
Grantor: Latanya A. Wilson and Jeremy D. Glass
Trustee: Joseph H. Kelly
Recording Information: Volume 1554 at pages 777 et seq. recorded in the Official Records of Fayette County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Purchase Money Deed of Trust (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Purchase Money Deed of Trust).
Current Beneficiary: U. S. Bank, N.A., as trustee for Mid-State Trust IV by Ditech Financial LLC, as servicer with delegated authority

County: Fayette, Texas

Date of Sale (first Tuesday of month): May 2, 2017

Time of Sale: 1:00 o'clock P.M. or no later than three (3) hours thereafter

Place of Sale: The sale will be held at the county courthouse in Fayette County, Texas (located at 151 North Washington Street, La Grange, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Commissioners' Court as follows: Edge of courthouse square just west of where straight sidewalk from north entrance of courthouse building meets West Colorado Street.

Substitute Trustee: Current Beneficiary has appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually (the "Substitute Trustee") under the Purchase Money Deed of Trust and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Sale Contract, as a result of the default thereunder.

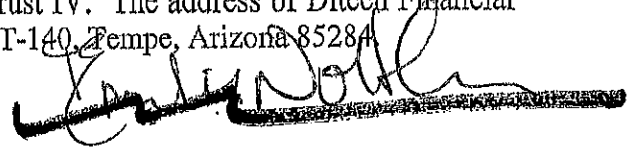
FILED
2:00pm
APR 10 2017

Julie Karstedt KS

JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS

NOTICE IS HEREBY GIVEN that Substitute Trustee will offer the above described Property (and improvements thereon) to the highest bidder for cash on the Date of Sale, at the Time of Sale and at the Place of Sale as stated above.

Please be advised that Ditech Financial LLC is representing Mid-State Trust IV under a Servicing Agreement with Mid-State Trust IV. The address of Ditech Financial LLC is 2100 E. Elliot Road, Bldg. 94, Mailstop T-140, Tempe, Arizona 85284.



Dated: April 5, 2017

Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78401-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

Lots Nos. 2 and 3 out of the Chas. Matula Subdivision of 11.15 acres in Pierce New Addition to Schulenburg, Texas, as shown on the plat of said subdivision recorded in the Deed Records of Fayette County, Texas, in Volume 190 upon Pages 1 and 2. This being the same premises described in a deed from Chas. Matula to John Shelton dated May 6, 1944, recorded in Volume 192, Page 465, Deed Records, Fayette County, Texas, to which refer.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Donna King
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Debby Jurasek
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.