

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

**NOTICE OF SALE BY SUBSTITUTE TRUSTEE**

STATE OF TEXAS §  
 COUNTY OF NAVARRO § KNOW ALL MEN BY THESE PRESENTS:  
 §

**Note:** Sale Contract dated August 10, 2007 executed and delivered by Jacqueline Dunbar Manning to Walter Mortgage Company

**Security Instrument:** Purchase Money Deed of Trust, dated August 10, 2007, executed and delivered by Jacqueline Dunbar Manning and Jesse Charles Manning to Walter Mortgage Company, to secure payment of that certain Sale Contract, recorded on September 5, 2007 as Document Number 00008804, in Navarro County, Texas.

**Original Creditor:** Walter Mortgage Company

**Current Owner and Holder:** U.S. Bank., as trustee for Mid-State Trust VII by Ditech Financial LLC, as servicer with delegated authority

**Loan Servicer:** Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 3000 Bayport Drive, Suite 880, Tampa, FL 33607, by virtue of a loan servicing agreement

**Appointed Substitute Trustees:** JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, RUSSELL SLATON  
 9065 Jollyville, Suite 203A, Austin, TX 78759

*Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,  
 5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

2015-173  
 FILED FOR RECORD  
 AT 2:16 O'CLOCK P.M.  
 DEC 14 2015

SHERRY DOWD, County Clerk  
 NAVARRO COUNTY, TEXAS  
 BY: [Signature] DEPUTY

<b>PROPERTY ADDRESS:</b> 1322 Navarro Dr Corsicana, TX 75110	<b>RP FILE NO. DITE02-19</b>	<b>BORROWER: Manning, Jacqueline Dunbar; Manning, Jesse Charles</b>
--	------------------------------	---

**Property to be sold:** 1322 Navarro Dr, Corsicana, TX 75110, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:** Tuesday, January 5, 2016.

**Time of Sale:** The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

**Location of Sale:** At the County Courthouse in Navarro County, Texas, on the front steps of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Navarro County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Navarro County, Texas.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of Trust. Prospective bidders are advised to

<b>PROPERTY ADDRESS:</b> 1322 Navarro Dr Corsicana, TX 75110	<b>RP FILE NO. DITE02-19</b>	<b>BORROWER:</b> Manning, Jacqueline Dunbar; Manning, Jesse Charles
--	------------------------------	---

conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Jacqueline Dunbar Manning and Jesse Charles Manning.

**Default and Notice:**

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Jacqueline Dunbar Manning and Jesse Charles Manning and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: December 14, 2015.

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

PROPERTY ADDRESS:  
1322 Navarro Dr  
Corsicana, TX 75110

RP FILE NO. DITE02-19

BORROWER: Manning, Jacqueline Dunbar; Manning, Jesse Charles

Manning, Jacqueline Dunbar; Manning, Jesse Charles

**EXHIBIT "A"**

**A TRACT OR PARCEL OF LAND CONTAINING 0.500 ACRE OF LAND LYING AND BEING SITUATED IN THE COUNTY OF NAVARRO, STATE OF TEXAS, ABOUT ONE MILE NORTH FROM THE CITY OF CORSICANA, SAID 0.500 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO -WIT:**

**BEGINNING** at the Southeast corner of a one acre tract of land conveyed by John D. McDonald to George Copeland;

**THENCE** South 30 degrees 00 minutes 00 seconds East a distance of 104.86 ft. (37 1/2 vrs.) to a stake;

**THENCE** South 60 degrees 00 minutes 00 seconds West a distance of 208.33 ft. (75 vrs) to a stake;

**THENCE** North 30 degrees 00 minutes 00 seconds West a distance of 104.86 ft. (37 1/2 vrs) to the Southwest corner of said tract;

**THENCE** North 60 degrees 00 minutes 00 seconds East a distance of 208.33 ft. (75vrs) to the PLACE OF BEGINNING and containing 0.500 acre of land and being known as 1322 North Navaro, Corsicana, Texas Zip Code 75110, save and except the Eastern 25 foot road right-of-way of North Navaro Street.

<b>PROPERTY ADDRESS:</b> 1322 Navaro Dr Corsicana, TX 75110	<b>RP FILE NO. DITE02-19</b>	<b>BORROWER:</b> Manning, Jacqueline Dunbar; Manning, Jesse Charles
---	------------------------------	--