

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**

FILED FOR RECORD  
2016-70  
341 O'CLOCK P.M.

STATE OF TEXAS

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§  
§

KNOW ALL MEN BY THESE PRESENTS:

MAY 16 2016

COUNTY OF NAVARRO

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

**Note:**

Sale Contract dated March 4, 2014 executed and delivered by Pablo Terrazas to Green Tree Servicing LLC

**Security Instrument:**

Purchase Money Deed of Trust, dated March 4, 2014, executed and delivered by Pablo Terrazas to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded on March 24, 2014, as Document Number 00001966, in Navarro County, Texas.

**Original Creditor:**

Green Tree Servicing LLC

**Current Owner and Holder:**

U.S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC as servicer with delegated authority

**Loan Servicer:**

Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 7360 S Kyrene Rd, Mailstop T325, Tempe, AZ 85283, 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.

**Property to be sold:**

709 E. 14th Ave., Corsicana, TX 75110, and as further described in Exhibit A attached hereto, along with the improvements on such real

PROPERTY ADDRESS:  
709 E. 14th Ave.  
Corsicana, TX 75110

RP FILE NO. DITE01-56

BORROWER: Terrazas, Pablo

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, June 7, 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 conduct an independent investigation of the nature and physical condition of the property.

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|---------------------------------------------------------------------|------------------------------|----------------------------------|
| <b>PROPERTY ADDRESS:</b><br>709 E. 14th Ave,<br>Corsicana, TX 75110 | <b>RP FILE NO.</b> DITE02-56 | <b>BORROWER:</b> Terrazas, Pablo |
|---------------------------------------------------------------------|------------------------------|----------------------------------|

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.

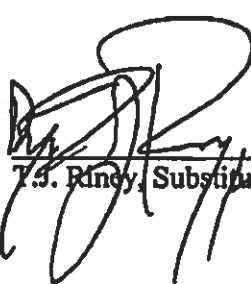
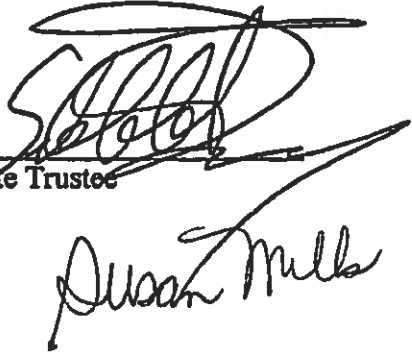
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Pablo Terrazas.

**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 Pablo Terrazas 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: April 13, 2016.

  
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:  
709 E. 14th Ave.  
Corpus, TX 75110

RP FILE NO. DITE02-56

BORROWER: Terrazas, Pablo

Terrazas, Pablo

**EXHIBIT "A"**

Tract 2: Lot 3, Block 94, City of Corsicana, as described in Volume 1070, Page 874, Deed.  
Records of Navarro County, Texas (R03239)

Tract 3: Lot 2, Block 94, H&TC RR Addition, as described in Volume 421, page 613, Deed  
Records of Navarro County, Texas (R03238)

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|--------------------------------------------------------------|-----------------------|---------------------------|
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|--------------------------------------------------------------|-----------------------|---------------------------|