

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: May 6, 2011
Original Creditor: Walter Mortgage Company, LLC
Debtor: Cash A. Shelton
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust VIII by
Ditech Financial LLC, as servicer with delegated authority

2016-84
FILED FOR RECORD
AT 3:23 O'CLOCK P.M.
JUN 13 2016
SHERIFF DON VIDAL, Clerk
NAVARRO COUNTY, TEXAS
Deputy

Purchase Money Deed of Trust:

Date: May 6, 2011
Grantor: Cash A. Shelton
Trustee: Joseph H. Kelly
Recording Information: Document #00003751 recorded in the Official Records of Navarro 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 VIII by Ditech Financial LLC, as servicer with delegated authority

County: Navarro, Texas

Date of Sale (first Tuesday of month): July 5, 2016

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 temporary county courthouse annex in Navarro County, Texas (located at 800 N. Main Street, Corsicana, Texas), the county in which the above described Property is located, and at that area of said temporary county courthouse annex which has been so designated by the Commissioners' Court as follows: East entrance or wherever so designated by the Navarro County Commissioner's Court.

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.

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 VIII under a Servicing Agreement with Mid-State Trust VIII. The address of Ditech Financial LLC is 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283.

Dated: June 8, 2016



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"

Being a 1.00 acre portion of Tract 23 of final plat Retreat Ranchettes Phase II recorded in Volume 6, Page 313 Map Records, Navarro County, Texas, and being out of the Enoch Frier Survey A-3, said 1.00 acre being more particularly described by metes and bounds as follows:

BEGINNING at a nail set for corner in a gravel road, said nail also being the Southwest corner of Tract 23 and the Northwest corner of Tract 22;

THENCE North 00 deg. 56 min. 47 sec. East along said gravel road a distance of 150.00 feet to a nail set in gravel for corner;

THENCE South 58 deg. 25 min. 33 sec. East a distance of 337.50 feet to a 3/8" iron rod set for corner;

THENCE South 0 deg. 56 min. 47 sec. West a distance of 150.00 feet to a 3/8" iron rod set for corner;

THENCE North 58 deg. 25 min. 33 sec. West along the common property line of Tract 22 and Tract 23, a distance of 337.50 feet to the Point of Beginning and containing 1.00 acre of land, more or less.

Exhibit "B"

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

Bill Gibson
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

Jan Rollins
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Russell Slaton
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Debra Campbell
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.