

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

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COUNTY OF LIBERTY

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KNOW ALL MEN BY THESE PRESENTS:

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Note:

Retail Installment Contract dated April 7, 2006 executed and delivered by Harriet Barnes Young and Richard Lavell Young to Jim Walter Homes, Inc.

Security Instrument:

Mechanic's Lien Contract with Power of Sale, dated April 7, 2006, executed and delivered by Harriet Barnes Young and Richard Lavell Young to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on June 6, 2006, as Document Number 2006008002 in the Official Public Records of Liberty County, Texas, and as amended by that certain Correction of Retail Installment Contract and Mechanic's Lien Contract with Power of Sale, recorded as Document Number 2006013982, in Liberty County, Texas.

Original Creditor:

Jim Walter Homes, Inc.

Current Holder:

The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust

Current Owner:

Ditech Financial LLC

Mortgage Servicer:

Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees:

Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
at 4:20 o'clock P M

AUG 13 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *Ashlan Driver* DEPUTY

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

PROPERTY ADDRESS:
601 S. Colbert St.
Dayton, TX 77535

RP FILE NO. DITE02-399

BORROWER: Young, Harriet Barnes & Richard Lavell

**Names and Street Address
of Substitute Trustees:**

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA
ZOGRAFOS HOLUB, JULIA CHURWELL, ALFRED PEREZ, MARGIE
ALLEN, KYLE BARCLAY
9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold:

601 S. Colbert St., Dayton, TX 77535, 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, September 4, 2018.

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 Liberty County, Texas**, on the front steps on the South side of the courthouse located at 1923 Sam Houston, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Liberty 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 Liberty 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 Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale 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

PROPERTY ADDRESS: 601 S. Colbert St. Dayton, TX 77535	RP FILE NO. DITE02-399	BORROWER: Young, Harriet Barnes & Richard Lavell
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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 Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to 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:

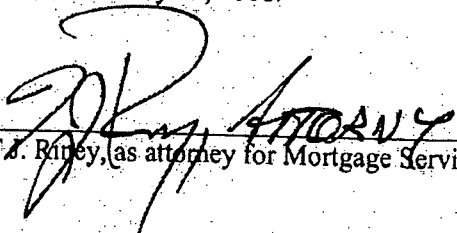
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Harriet Barnes Young and Richard Lavell Young.

Default and Notice:

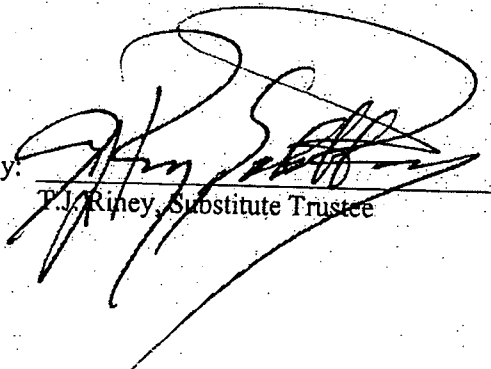
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Harriet Barnes Young and Richard Lavell Young and any and all other necessary parties with regard to the defaulted indebtedness. Servicer 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: July 27, 2018.

By:


T.J. Riney, as attorney for Mortgage Servicer

By:


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

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 601 S. Colbert St. Dayton, TX 77535	RP FILE NO. DITE02-399	BORROWER: Young, Harriet Barnes & Richard Lavell
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EXHIBIT "A"

2.0214 acres of land, more or less, out of the North one-half of Lot 2, Block 22, of the TOWN OF DAYTON, Liberty County, Texas, being also out of a tract recorded in Volume 13, Page 520 Deed Records of Liberty County, said 2.0214 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the intersection of the East right-of-way line of South Colbert Street (60 feet wide) and the South right-of-way line of East Young Street (found 38 feet wide) for the Northwest corner of said Lot 2;

THENCE North 89° 00' 00" East (basis of bearing), along said South right-of-way line, being the North line of said Lot 2, a distance of 288.37 feet to a 1/2 inch iron rod set for the Northwest corner of a called 3 acre tract conveyed to Clarence Grays by Deed recorded in Volume 322, Page 230 of the Liberty County Deed Records;

THENCE South 30° 00' 00" East, along the West line of said Grays Tract, a distance of 216.69 feet to a 1/2 inch iron rod set for the Southwest corner of a tract conveyed from Mr. Grays to Melinda Grays Gaines by Deed recorded in Volume 699, Page 286 of the Liberty County Deed Records;

THENCE North 60° 00' 00" East, along the South line of said Gaines Tract, a distance of 121.60 feet to a 1/2 inch iron rod set for an interior corner of said Grays 3 acre tract;

THENCE South 30° 00' 00" East, along a Westery line of said Grays Tract, a distance of 139.05 feet to a 1/2 inch iron rod for corner;

THENCE South 80° 00' 00" West, along the South line of said North one-half of Lot 2, a distance of 210.11 feet to a 1/2 inch iron rod set for the Southeast corner of a called 1/2 acre tract conveyed to Odis Prater by Deed recorded in Volume 181, Page 455 of the Liberty County Deed Records;

THENCE North 30° 00' 00" West, along the East line of said 1/2 acre tract and the East line of a called 1/2 acre tract conveyed to Frankie Edwards by Deed recorded in Volume 351, Page 422 of the Liberty County Deed Records, a distance of 188.40 feet to a 1/2 inch iron rod set for corner;

THENCE South 60° 00' 00" West, along the North line of said Edwards Tract, a distance of 210.00 feet to a 1/2 inch iron rod found in the East right-of-way line of said South Colbert Street for corner;

THENCE North 30° 00' 00" West, along said East right-of-way line, a distance of 189.35 feet to the POINT OF BEGINNING and containing 2.0214 acres of land, more or less.

PROPERTY ADDRESS: 601 S. Colbert St. Dayton, TX 77535	RP FILE NO. DITE02-399	BORROWER: Young, Harriet Barnes & Richard Lavell
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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 LIBERTY

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KNOW ALL MEN BY THESE PRESENTS:

Note: Sale Contract dated April 20, 2012 executed and delivered by Ricky D. Carouthers, Jr. to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated April 20, 2012, executed and delivered by Ricky D. Carouthers, Jr. and Monika D. Carouthers to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded as Document Number 201205850, in Liberty County, Texas.

Original Creditor: Green Tree Servicing LLC

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

at 4:20 FILED o'clock P M

AUG 13 2018

PAULETTE WILLIAMS
CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Dwyer DEPUTY

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, JULIA CHURWELL, ALFRED PEREZ, MARGIE ALLEN, KYLE BARCLAY
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 215 Hwy 105 W Liberty, TX 77575	RP FILE NO. DITE02-470	BORROWER: Carouthers, Jr., Ricky D. & Monika A.
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold:

215 Hwy 105 W, Liberty, TX 77575, 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, September 4, 2018.

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 Liberty County, Texas**, on the front steps on the South side of the courthouse located at 1923 Sam Houston, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Liberty 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 Liberty 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

PROPERTY ADDRESS: 215 Hwy 105 W Liberty, TX 77575	RP FILE NO. DITE02-470	BORROWER: Carouthers, Jr., Ricky D. & Monika A.
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Deed of Trust. Prospective bidders are advised to 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:

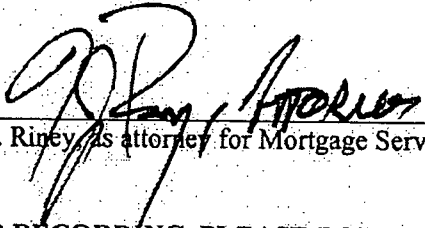
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Ricky D. Carouthers, Jr. and Monika D. Carouthers.

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 Ricky D. Carouthers, Jr. and Monika D. Carouthers 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: July 20, 2018.

By:


T.J. Riney, as attorney for Mortgage Servicer

By:


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

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 215 Hwy 105 W Liberty, TX 77575	RP FILE NO: DITE02-470	BORROWER: Carouthers, Jr., Ricky D. & Monika A.
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EXHIBIT "A"

A tract of land out of the Northwest corner of a 9 and 1/4 acre tract as described in a Warranty Deed in Volume 288, Page 435 and in Volume 298, Page 265, both Deed Records of Liberty County, Texas. Said 9 and 1/4 acre tract being out of the Northwest corner of the R. B. Love Farm of 729 acres in the James Knight League, Abstract No. 58 in Liberty County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of said 9 and 1/4 acre tract and the herein described tract on the South line of Highway 105;

THENCE North 88 Degrees 09 Minutes 00 Seconds East along the South line of said Highway 105 and the North line of said 9 and 1/4 acre tract for a distance of 100.00 feet to a 5/8 inch iron rod set;

THENCE South 01 Degrees 02 Minutes 00 East for a distance of 125.00 feet to a 5/8 inch iron rod set;

THENCE South 88 Degrees 09 Minutes 00 Seconds West for a distance of 100.00 feet to a 5/8 inch iron rod set on the West line of said 9 and 1/4 acre tract;

THENCE North 01 Degrees 02 Minutes 00 Seconds West along the West line of said 9 and 1/4 acre tract to the **POINT OF BEGINNING** and containing 12.499 square feet of land.

PROPERTY ADDRESS:
215 Hwy 105 W
Liberty, TX 77575

RP FILE NO. DITE02-470

BORROWER: Carouthers, Jr., Ricky D. & Monika A.

FILED
at 4:20 o'clock P M

AUG 13 2018

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: Adrian Powell DEPUTY

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 2, 2007
Original Creditor: Walter Mortgage Company
Debtor: Marilyn Baldwin and Donald Baldwin
Current Holder: The Bank of New York Mellon as Indenture Trustee for Mid-State Capital Corporation 2004-1 Trust by Ditech Financial LLC, as servicer with delegated authority.

Security Instrument:

Purchase Money Deed of Trust,
Date: January 2, 2007
Grantor: Marilyn Baldwin and Donald Baldwin
Trustee: Joseph H. Kelly
Recording Information: Document #2007001406 recorded in the Official Records of Liberty County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in Exhibit "A" attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Beneficiary: The Bank of New York Mellon as Indenture Trustee for Mid-State Capital Corporation 2004-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 2100 E. Elliot Road, T-314, Tempe, Arizona 85284, by virtue of a servicing agreement with Current Beneficiary.

Attorney for Mortgage
Servicer Authorized to
Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

Appointment of
Substitute Trustees: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in Exhibit "B" attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: Liberty, Texas

Date of Sale (first Tuesday of month): September 4, 2018

Time of Sale: The sale of the Property will begin no earlier than 10:00 o'clock A.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in Liberty County, Texas (located at 1923 Sam Houston Street, Liberty, 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 Liberty County Commissioners' Court as follows: Front steps on south side of courthouse.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Beneficiary to have the bid credited against the indebtedness secured by the Security Instrument at the time of the 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 of the Property 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 Substitute 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 Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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 Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage 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. Mortgage Servicer is representing Mid-State Capital Corporation 2004-1 Trust under a Servicing Agreement.

Dated: August 8, 2018

By: 
Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer

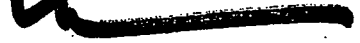
By: 
Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 612
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

All that certain lot, tract or parcel of land situated in Liberty County, Texas and described as follows, to-wit:

BEING out of and a part of that certain 100 x 413 foot tract of land in Block No. Twenty of the Maysville Addition to the Town of Dayton, Liberty County, Texas, that was conveyed to Abbie Mitchell by William Mitchell, et ux, by deed of record in Vol. 298, Page 82-83, and by correction deed of record in Vol. 528, Page 437 of the Deed Records of Liberty County, Texas. The tract of land herein conveyed being described by metes and bounds as follows:

BEGINNING at the Northeast corner of the said 100 x 413 foot tract;

THENCE Westerly on the North line of same 71.6 feet to stake for the Northwest corner of the tract herein conveyed;

THENCE Southerly parallel to the East line of the above mentioned tract 96 feet to stake for the Southwest corner of the tract herein conveyed;

THENCE Easterly parallel to the North line hereof 71.6 feet to the East line of the 100 x 413 foot tract and being the Southeast corner of the tract herein conveyed;

THENCE Northerly on the East line of said 100 x 413 foot tract a distance of 96 feet to the PLACE OF BEGINNING; and being that same land described in deed dated November 14, 1966 from Abbie Mitchell to Tony Edward Sandles, recorded in Vol. 608, Page 367 of the Deed Records of Liberty County, Texas, to which reference is here made for all purposes.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 612
Corpus Christi, Nueces County, Texas 78401

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

Tiffany Beggs
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Margie Allen
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Tommy Jackson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Ron Harmon
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kyle Barclay
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.

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

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LIBERTY

Note: Sale Contract dated March 28, 2012 executed and delivered by Elam A. Sowell and Elva Olguin to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated March 28, 2018, executed and delivered by Elam A. Sowell and Elva Olguin to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded as Document Number 2012004638, in Liberty County, Texas.

Original Creditor: Green Tree Servicing LLC

Current Holder: The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees:

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED
at 4:20 o'clock P M

AUG 13 2018

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: *Adam Davis* DEPUTY

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, JULIA CHURWELL, ALFRED PEREZ, MARGIE ALLEN, KYLE BARCLAY
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 878 County Rd 6022 Dayton, TX 77535	RP FILE NO. DITE02-459	BORROWER: Sowell, Elam A. & Olguin Elva
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold:

878 County Rd 6022, Dayton, TX 77535, 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, September 4, 2018.

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 Liberty County, Texas**, on the front steps on the South side of the courthouse located at 1923 Sam Houston, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Liberty 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 Liberty 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

PROPERTY ADDRESS: 878 County Rd 6022 Dayton, TX 77535	RP FILE NO. DITE02-459	BORROWER: Sowell, Elam A. & Olguin Elva.
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Deed of Trust. Prospective bidders are advised to 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:

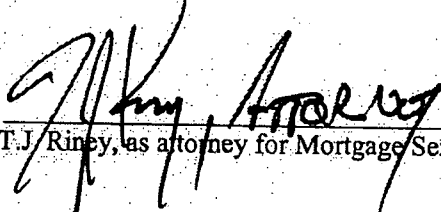
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Elam A. Sowell and Elva Olguin.

Default and Notice:

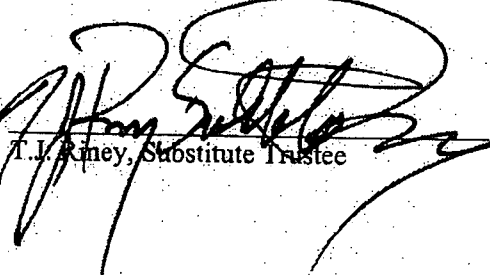
Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Elam A. Sowell and Elva Olguin and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested 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: July 20, 2018.

By:


T.J. Riney, as attorney for Mortgage Servicer

By:


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

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 878 County Rd 6022 Dayton, TX 77535	RP FILE NO. DITE02-459	BORROWER: Sowell, Elam A. & Olguin Elva
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Sowell, Elam A. & Olguin Elva

EXHIBIT "A"

Lot 4 in Block 2 of Fairfield Subdivision, Section V out of Lots 9, 10, and 15 of the Stilson Hill Subdivision, Sections 33, 34, 35, 36, 37 and 38, an addition in the G.C. & S.P. Railroad Surveys and Sections 132 and 140 of the H. & T.C. Railroad Company Survey, Liberty County, Texas, according to the map or plat thereof recorded in Volume 9, Page 170 of the Map Records of Liberty County, Texas.

PROPERTY ADDRESS:
878 County Rd 6022
Dayton, TX 77535

RP FILE NO. DITE02-459

BORROWER: Sowell, Elam A. & Olguin Elva

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 8, 2018

FILED
at 8:40 o'clock A M

AUG 13 2018

NOTE: described as follows:

Date: September 27, 2017

Maker: Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

Payee: Success Mortgage Corporation

Original Principal Amount: \$175,297.00

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY Adnan D. D. D. DEPUTY

DEED OF TRUST: described as follows:

Date: September 27, 2017

Grantor: Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

Trustee: Michael H. Patterson

Beneficiary: Success Mortgage Corporation

Recorded: filed for record on October 3, 2017 in the Real Property Records of Liberty County, Texas under Instrument No. 2017018781.

LENDER: COOPERZADEH, LLC, a Texas limited liability company, through an Assignment of Deed of Trust dated July 20, 2018 from Colcam, LLC, as Assignor, and filed of record on August 7, 2018 with the Deed Records of Liberty County, Texas under Instrument No. 2018017135.

BORROWER: Jose Omar Delgado Victorio and his wife, Jessica Maria Delgado

PROPERTY: The real property described as follows:

Lot 806 Block 22 of Grand San Jacinto, Section 3, a subdivision in Liberty County, Texas, according to the Map or Plat thereof recorded in Instrument File No. 2014003954 of the Plat Records of Liberty County, Texas, together with Plat Correction, recorded in cc#20160211284 of the Real Property Records of Liberty County, Texas (hereinafter called the "Property"), together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

September 4, 2018, the first Tuesday of the month, to commence at 10:00 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

At the front steps of the Courthouse, on the South Side, with an address of 1923 Sam Houston, Liberty, Liberty County, Texas, or if such area is no longer designated as the place for

foreclosures, at the area most recently so designated by the Liberty County Commissioner's Court.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of August 8, 2018.


George A. (Tony) Mallers, Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on August 8, 2018 by George A. (Tony) Mallers. The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.

Barbara Holcomb
Notary Public – State of Texas

