

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 11, 2014 and recorded under Vol. 1225, Page 295, in the real property records of MILAM County Texas, with Mary Reese, Unmarr & Alpha J. Traylor, Unmarr as Grantor(s) and Green Tree Servicing LLC as Original Mortgagee.

Deed of Trust executed by Mary Reese, Unmarr & Alpha J. Traylor, Unmarr securing payment of the indebtedness in the original principal amount of \$55,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Mary Reese and Alpha J. Traylor. The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2010-1 Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Ditech Financial LLC is acting as the Mortgage Servicer for the Mortgagee. Ditech Financial LLC, is representing the Mortgagee, whose address is: PO Box 12740, Tempe, AZ 85284-0046.

Legal Description:

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JOHN K. MCLENNAN SURVEY, MILAM COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO JAMES WYCKOFF, RECORDED IN VOLUME 730, PAGE 104, DEED RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT 1 ATTACHED HERETO:

SALE INFORMATION

Filed ^{gjh} 9th day of September
in 2019, At 2:51 P.M.

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 10:00 AM

JODI MORGAN
County Clerk, Milam County, Texas
By mmalley Deputy

Location of Sale: The place of the sale shall be: MILAM County Courthouse, Texas at the following location: The east door of the Milam County Courthouse at 107 West Main Street in Cameron, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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 Deed of Trust.



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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Pete Florez, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 5th day of September, 2019.



Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name:


Pete Florez

C&M No. 44-19-1668

Exhibit 1

Being all that certain tract of land situated in the John K. McLennan Survey, Milam County, Texas, and being the same tract of land described in a deed to James Wyckoff, recorded in Volume 730, Page 104, Deed Records of Milam County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found on the south right-of-way of County Road 242 (as established by found monuments), at the northeast corner of a tract of land described in a deed to Jon C. Tergerson, recorded in Volume 687, Page 399, deed records of said county, for the northwest corner of the herein described tract;

THENCE S 71 deg. 00 min. 00 sec. E, 115.00 feet along said County Road 242 to a ½" iron rod found at the northwest corner of Cox's Providence AME Church tract for a corner;

THENCE S 20 deg. 00 min. 30 sec. W, 380.05 feet (record S 20 deg. W. 378.80 feet) along the west line of said AME Church tract, to a ½" iron rod found on the north line of a tract of land described in a deed to Jim Carter, recorded in Volume 481, Page 236, deed records of said county, for a corner;

THENCE N 70 deg. 58 min. 54 sec. W 114.78 feet (record N 71 deg. W 115.00 feet), along the north line of said Carter tract to a ½" iron rod found at the southwest corner of said Tergerson tract, for a corner;

THENCE N 19 deg. 58 min. 30 sec. E 380.01 feet (record N 20 deg. E 378.80 feet), along the east line of said Tergerson tract to the Point of Beginning and containing 1.0 Acre of Land.