

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: Retail Installment Contract
Date: March 25, 2002
Original Creditor: Jim Walter Homes, Inc.
Debtor: Mary T. Bellard
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust XI by Ditech Financial
LLC, as servicer with delegated authority

FILED
at 12:40 o'clock P M

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: March 25, 2002
Grantor: Mary T. Bellard
Trustee: Ron Achille
Recording Information: Volume 1962 at pages 740 et seq. recorded in the Official
Records of Liberty County, Texas

JAN 18 2018

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

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

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283, by virtue of a servicing agreement with Current Holder.

**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): February 6, 2018

Time of Sale: The sale of the Property will begin no earlier than 1:00 o'clock P.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 Holder 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 Holder 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 Trust XI under a Servicing Agreement.

Dated: January 10, 2018

By:


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

By:



Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE SAMUEL JONES SURVEY, A-300, LIBERTY COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at the NW corner of the 10.4 acre tract N. 79 deg. 16 E. a distance of 176' in the North line to establish the NW corner of the said tract;

THENCE S 3 deg. 40' E. a distance of 672.68' to the SW corner of the said tract;

THENCE S 78 deg. 51' E. a distance of 82.87' to establish the SE corner of the said tract;

THENCE N 3 deg. 40' W a distance of 703.680' to establish the NE corner of the said tract;

THENCE S 79 deg. 16' W along the margin of the Liberty-Hull Road 80.0' to the PLACE OF BEGINNING; and

BEING that same tract of land as described in Deed from Ireum Andress to Arlington B. T. Mark and wife, Rose Mark, dated January 17, 1975, and recorded in Volume 750, Page 849 of the Official Public Records of Liberty County, Texas.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
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

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
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Margie Allen
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Julia Perez
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Austin, Travis County, Texas 78759

Alfred Perez
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.

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Note: Sale Contract
Date: December 13, 2016
Original Creditor: Ditech Financial LLC
Debtor: George L. Slay
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

FILED
at 12:40 o'clock P M

Security Instrument:

Purchase Money Deed of Trust
Date: December 13, 2016
Grantor: George L. Slay
Trustee: Joseph H. Kelly

JAN 18 2018

PAULETTE WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
by Adrian Jover DEPUTY

Recording Information: Document #2016022544 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: U. S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283, 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): February 6, 2018

Time of Sale: The sale of the Property will begin no earlier than 1:00 o'clock P.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.

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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 Trust X under a Servicing Agreement.

Dated: January 10, 2018

By: _____

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

By: _____

Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

All that certain lot, tract or parcel of land located in the William Phelps Survey, Liberty County, Texas, and being a part of the same land conveyed to Leo Young by W. T. Norman by deed dated March 27, 1920, and filed for record in Volume 93, Page 475 of the Deed Records of Liberty County, Texas, to which reference is here made for all purposes, which tract will hereinafter be referred to as the "Leo Young Tract", and the land herein conveyed is more particularly described as follows:

BEGINNING at the northeast corner of the Leo Young Tract, same being the northeast corner of the tract herein conveyed;

THENCE South 08° 29' East a distance of 200.0 feet to a point in the east line of the Leo Young Tract for the southeast corner of this tract;

THENCE South 81° 19' West a distance of 182.0 feet to a point for southwest corner;

THENCE North 08° 29' West a distance of 200.0 feet to a point for northwest corner of this tract in the north line of the Leo Young Tract;

THENCE North 81° 19' East a distance of 182.0 feet to the PLACE OF BEGINNING.

Exhibit "B"

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

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
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Austin, Travis County, Texas 78759

Emily Northern
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Note: Sale Contract
Date: December 30, 2015
Original Creditor: Ditech Financial LLC
Debtor: Robin Bradford Coles, Jr.
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

FILED
at 12:40 o'clock P M

Security Instrument:

Purchase Money Deed of Trust
Date: December 30, 2015
Grantor: Robin Bradford Coles, Jr.
Trustee: Joseph H. Kelly
Recording Information: Document #2016000515 recorded in the Official Records of Liberty County, Texas

JAN 18 2016

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

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").

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Dated: January 10, 2018

By: _____

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

By: _____

Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier

Exhibit "A"

The following one (1) lot of land situated in the James Martin League of Liberty County, Texas and being Lot 73 of the Henry Baker Subdivision, according to the map of the Henry Baker Subdivision of the North Ten (10) acres of Lot No. Three (3), a portion of the South Twenty (20) acres of Lot No. Two (2), of the O'Brien Farm Lot Subdivision in said League, as said O'Brien Subdivision is recorded in Vol. 67, Page 144, of the Deed Records of Liberty County, Texas. The said Henry Baker Subdivision was surveyed by Ross Partlow, Licensed State Land Surveyor, on June 26, July 5, and August 17 and 18, 1954, and a map of said Subdivision is of record in Vol. 2, Pages 359 and 360, of the Map Records of Liberty County, Texas, to which reference is here made; and further being described in that certain deed dated September 15, 1983 from Inez Lee Mitchell to Betty Williams recorded in Vol. 993, Page 702 Official Public Records.

Exhibit "B"

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

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

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