

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 JONES

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KNOW ALL MEN BY THESE PRESENTS:

Note: Sale Contract dated August 4, 2000 executed and delivered by Armando Torres to Mid-State Trust II and Jim Walter Homes, Inc.

Security Instrument: Purchase Money Deed of Trust, dated August 4, 2000, executed and delivered by Armando Torres to Mid-State Trust II and Jim Walter Homes, Inc., to secure payment of that certain Sale Contract, recorded in Volume 145, Page 97, in Jones County, Texas.

Original Creditor: Mid-State Trust II and Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust II

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.**

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, MARSHA MONROE, TERRY BROWDER, LAURA BROWDER, JAMES DECKER, NICK ARROTT, ED HENDERSON, MARLEY ROSS

PROPERTY ADDRESS: 5021 HWY 277 S Anson, TX 79501	RP FILE NO. DITE02-789	BORROWER: Torres, Armando
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POSTED NOTICE
DATE 10/16/19 **TIME** 2 pm
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

9065 Jollyville, Suite 203A, Austin, TX 78759

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
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: 5021 HWY 277 S, Anson, TX 79501, 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, November 5, 2019.**

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 Jones County, Texas**, at the South entrance of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Jones 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 Jones 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

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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.

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.

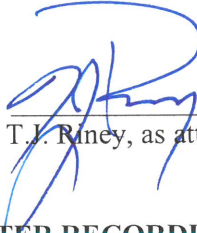
Type of Sale:

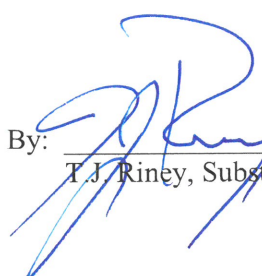
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Armando Torres.

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 Armando Torres 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: October 1, 2019.

By:  Armando Torres
T.J. Riney, as attorney for Mortgage Servicer

By:  Substitute Trustee
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**

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EXHIBIT "A"

ALL that certain tract or parcel of land situated in Section 13, Block 2, S.P. Ry. Co. Survey, Jones County Texas, and being a part of a called 13.85 acre tract of land conveyed to Reyes T. Guajardo et ux as recorded in Vol. 672 Page 581 of the Jones County Deed Records, and this tract being more fully described as follows:

BEGINNING at an iron pipe found at the most easterly North-East corner of said 13.85 acre tract, said pin in the west R.O.W. line of Highway 277,

Thence with the northerly line of said 13.85 acre tract and the southerly line of a public gravel road, S 66 deg. West, 82 feet thence S. 78 deg. W 67 feet; thence N. 83 deg. W, 57 feet to an iron pipe for corner;

THENCE S 28 deg. E. a distance of 266.34 feet to a steel pin set for corner;

THENCE North 60 deg. E a distance of 200 feet to a steel pin set for corner in the East line of said 13.85 acre tract and the West R.O.W. of said Highway 277,

THENCE N 30 deg. W with said common line a distance of 202.6 feet to the place of Beginning containing 1 acre of land more or less.

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