

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:

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COUNTY OF LIMESTONE

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Note: Retail Installment Contract dated December 15, 2001 executed and delivered by Jewell D. Guthrie, III. and Rebecca D. Guthrie to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated December 15, 2001, executed and delivered by Jewell D. Guthrie, III. and Rebecca D. Guthrie to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 1075, Page 224, in Limestone County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: U.S. Bank, N.A., as trustee for Mid-State Trust XI by Green Tree Servicing LLC, as servicer with delegated authority

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 345 St. Peter St. 1100 Landmark Towers, St. Paul, MN 55102, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, KORY MORGAN, DENISE MORGAN, LORI GARNER 9065 Jollyville, Suite 203A, Austin, TX 78759

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD, 5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

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bidders, for cash.

Property to be sold:

933 LCR 114, Axtell, TX 76624, 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 1, 2015.

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 Limestone County, Texas, at the front door of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Limestone 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 Limestone 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 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

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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 Jewell D. Guthrie, III. and Rebecca D. Guthrie.

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 Jewell D. Guthrie, III. and Rebecca D. Guthrie and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree 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, 2015.


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

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EXHIBIT "A"

FIELD NOTES FOR 1.00 ACRE OF LAND IN THE JOHN SEAWRIGHT SURVEY, A-501 IN LIMESTONE COUNTY, TEXAS AND BEING OUT OF A 64 ACRE TRACT CONVEYED TO J. DOUGLAS GUTHRIE AND WIFE, BETTY GUTHRIE IN VOLUME 1067, PAGE 487 IN THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at the northeast corner of a 64 acre tract conveyed to J. Douglas Guthrie and wife, Betty Guthrie in Volume 1067, Page 487 in the Real Property Records of Limestone County, Texas and being in the center of County Road 114, thence with the east line of said 64 acre Guthrie tract, South 30° East for 30.00 feet to a 1/2 inch steel pin set on the south margin of County Road 114, for the northeast corner of this tract and the POINT OF BEGINNING;

THENCE with the fence line along the east line of said 64 acre Guthrie tract, South 30° East for 201.67 feet to a 1/2 inch steel pin set for the southeast corner of this tract;

THENCE with the south line of this tract, South 60° West for 216.00 feet to a 1/2 inch steel pin set for the southwest corner of this tract;

THENCE with the west line of this tract, North 30° West for 201.67 feet to a 1/2 inch steel pin set on the south margin of County Road 114, for the northwest corner of this tract;

THENCE with the south margin of County Road 114 along the north line of this tract, North 60° East for 216.00 feet to the POINT OF BEGINNING.

As surveyed on the ground November 27, 2001

Filed for Record in:
Limestone County

On: Aug 10, 2015 at 12:00P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Aug 10, 2015

Peggy Beck, County Clerk

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