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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

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LIMESTONE

Note: Retail Installment Contract dated April 14, 2006 executed and delivered by Mark A. Roberts to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated April 14, 2006, executed and delivered by Mark A. Roberts to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on April 24, 2006 as Document Number 00068223 in Volume 1204 at Page 438, in Limestone County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for Mid-State Capital Corporation 2006-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Loan Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 7360 S Kyrene Rd, Mailstop T325, Tempe, AZ 85283, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, KORY MORGAN, DENISE MORGAN, LORI GARNER

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 bidders, for cash.

PROPERTY ADDRESS: 245 LCR 800 Groesbeck, TX 76642	RP FILE NO. DITE02-82	BORROWER: Roberts, Mark A.
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Property to be sold: 245 LCR 800, Groesbeck, TX 76642, 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, June 7, 2016.

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 the Mechanic's Lien Contract with Power of Sale. Prospective bidders are

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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.

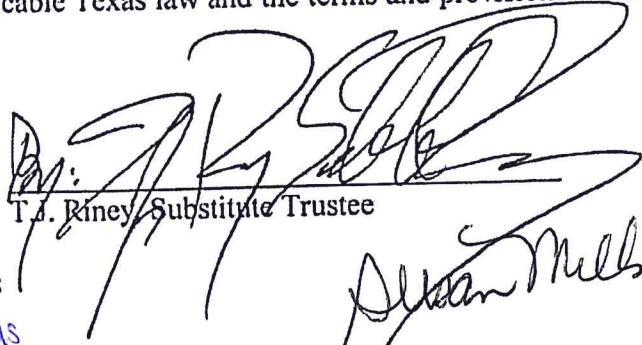
Type of Sale:

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

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 Mark A. Roberts 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: April 14, 2016.


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

*Abstracts/Trustees of Texas
PO Box 9932
Austin, TX 78746*

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Roberts, Mark A.

EXHIBIT "A"

FIELD NOTES FOR 2.4979 ACRES OF LAND IN THE J. N. ACOSTA SURVEY, A-1 AND THE M. R. PALACIOS SURVEY, A-21, LIMESTONE COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO MARK A. ROBERTS IN VOLUME 1184, PAGE 151 IN THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch pipe found on the east margin of Limestone County Road 800, in a fence corner and being the northwest corner of this tract;

THENCE with the fence line, North 70° 57' 11" East for 301.32 feet to a 3/8 inch steel pin found and being the northeast corner of this tract;

THENCE with the fence line, South 05° 14' 00" East for 518.22 feet to a 1/2 inch steel pin found and being the southeast corner of this tract;

THENCE with the fence line, North 80° 19' 40" West for 185.34 feet to a 1/2 inch steel pin set in the east margin of Limestone County Road 800 and being the southwest corner of this tract;

THENCE with the east margin of Limestone County Road 800, North 21° 07' 40" West for 414.45 feet to the POINT OF BEGINNING.

As surveyed on the ground April 12, 2006.

Filed for Record in:
Limestone County

On: May 16, 2016 at 12:22P

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.

May 16, 2016

Peggy Beck, County Clerk
Limestone County

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