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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 February 17, 2001 executed and delivered by Richard Pina and Katina Eskew to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated February 17, 2001, executed and delivered by Richard Pina and Katina Eskew to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on May 21, 2001, as Document Number 012139, in Volume 1058, Page 169, in Limestone County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: U.S. Bank, N.A., as trustee on behalf of 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, DENISE MORGAN, KORY MORGAN, RUSSELL SLATON

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees. 9065 Jollyville, Suite 203A, Austin, TX 78759

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

PROPERTY ADDRESS: 1604 FM 342 Mart, TX 76664	RP FILE NO. GTSL02-566	BORROWER: Pina, Richard & Eskew, Katina GREEN TREE ACCOUNT #: 66054648
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bidders, for cash.

Property to be sold:

1604 FM 342, Mart, TX 76664, 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, October 7, 2014.

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

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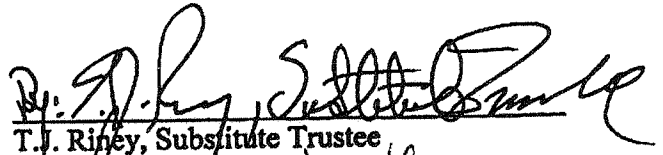
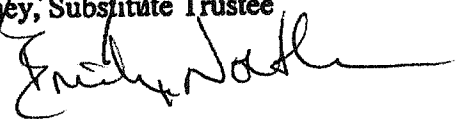
warranties, except as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Richard Pina and Katina Eskew.

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 Richard Pina and Katina Eskew 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: September 12, 2014.

By: 
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

PROPERTY ADDRESS: 1604 FM 342 Mart, TX 76664	RP FILE NO. GTSL02-566	BORROWER: Pina, Richard & Eskew, Katina GREEN TREE ACCOUNT #: 66034648
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EXHIBIT "A"

BEING a 1.48 ac. tract of land situated in the A. ELDRIDGE SURVEY A-185 in Limestone County, Texas, about 3-1/2 miles Northeast of Mart, Texas. Said tract is a part of a 2.0 ac. tract conveyed from Winona Gause estate to Thurman Bedford, et ux, as recorded in Vol. 631, Pg. 494 of Limestone County Deed Records. Said tract is described accurately by metes and bounds as follows:

BEGINNING at an iron stake found on the South R.O.W. of Farm Road 342 and at the Northwest corner of 2.0 ac. parent tract, for the Northwest corner of this tract;

THENCE around a curve to the right whose Radius is 2814.87 feet and Long Chord N 62 deg. 16' B 95.5 feet, an arc length of 95.25 feet to an iron stake marking the Northwest corner of adjoining 0.50 ac. tract;

THENCE following boundary of adjoining 0.50 ac. tract S 31 deg. 13' E 273.4 feet and N 64 deg. 02' E 80.0 feet to an iron stake found on West edge of gravel road;

THENCE S 31 deg. 13' B a distance of 212.6 feet along West R.O.W. of gravel road to an iron stake found at intersecting fence on North line of 500.0 acres deeded to Mart Independent School District for the Southeast corner of this tract;

THENCE S 59 deg. 33' W a distance of 175.2 feet along fence on South line of 2.0 ac. tract to an iron stake found at its Southwest corner;

THENCE N 31 deg. 12' W a distance of 496.7 feet along fence to the place of **BEGINNING** and containing 1.48 acres of land.

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Filed for Record in:
Limestone County

On: Sep 15, 2014 at 11:21A

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.

Sep 15, 2014

Peggy Beck, County Clerk
Limestone County