

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

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Note: Retail Installment Contract dated July 4, 2001 executed and delivered by Rose Cornish to Neatherlin Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated July 4, 2001, executed and delivered by Rose Cornish to Neatherlin Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on August 20, 2001, as Document Number 013764, in Volume 1064, Page 849, in Limestone County, Texas.

Original Creditor: Neatherlin Homes, Inc.

Current Owner and Holder: U.S. Bank, N.A., as trustee on behalf of Mid-State Trust X 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 9065 Jollyville, Suite 203A, Austin, TX 78759

individually, to act alone AND

without the joinder of the other trustees. 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: 1847 LCR 474 Mexia, TX 76667	RP FILE NO. GTSL02-608	BORROWER: Cornish, Rose GREEN TREE ACCOUNT #: 66054373
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bidders, for cash.

Property to be sold: 1847 LCR 474, Mexia, TX 76667, 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, January 6, 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

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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.

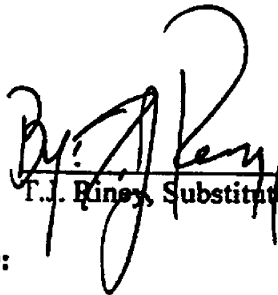
Type of Sale:

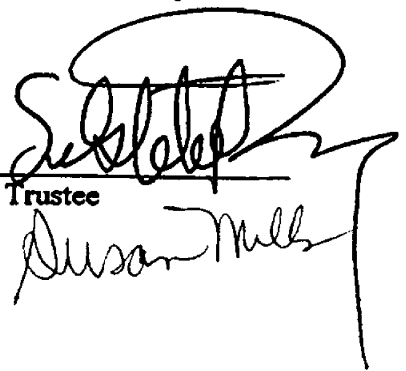
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Rose Cornish .

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 Rose Cornish 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: December 10, 2014.


T.J. Riney, Substitute Trustee


Susan Mills

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"

METES AND BOUNDS DESCRIPTION OF 1.000 ACRE TRACT - ROSE CORNISH

A TRACT OR PARCEL OF LAND CONTAINING 1.000 ACRE OFF THE SOUTHERLY PORTION OF THE ROSE CORNISH SO CALLED 2.000 ACRE TRACT CONVEYED IN INSTRUMENT IN VOLUME 1030, PAGE 890 ET SEQ. BEING THAT SAME 2.000 ACRE TRACT CONVEYED TO NATHANIEL BLUITT, STUX BLANCHE BLUITT RECORDED IN VOLUME 284, PAGE 362 OF THE DEED RECORDS OF LIMESTONE COUNTY, OUT OF THE P. VARELA SURVEY, LIMESTONE COUNTY, TEXAS SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point marking the intersection of the Northwest right-of-way line of FM Highway No. 633 with the East right-of-way line of County Road No. 474;

THENCE North with the East right-of-way line of County Road No. 474 (50 ft. right-of-way) a distance of 771.80 ft. to a fence post found at the Southwest corner and PLACE OF BEGINNING of the herein described 1.000 acre tract and said Cornish 2.000 acre tract described in instrument recorded in Volume 1030, Page 890 et seq. of the Deed Records of Limestone County;

THENCE North 84 degrees 38 minutes 43 seconds East with a fence line and the Northerly or Northwesterly boundary of the original Price Homestead Tract and the Southeast corner of said Bluitt 2.000 acre tract described in instrument in Volume 284, Page 362 of the Deed Records of Limestone County a distance of 435.00 ft. equals call distance to a 3/8 inch iron rod set at the Southeast corner of this 1.000 acre tract located South 84 degrees 38 minutes 43 seconds West a distance of 80.00 ft. from a post marking the occupied Southeast corner of said Bluitt 2.000 acre tract;

THENCE North parallel with the Easterly right-of-way line of said road a distance of 145.56 ft. to a 1/2 inch iron rod set at the North corner of the herein described 1.000 acre tract and marking a re-entrant corner of the remainder of said Bluitt and Cornish 2.000 acre tracts so called;

THENCE South 50 degrees 02 minutes 26 seconds West crossing over said 2.000 acre tract a distance of 462.86 ft. to a 3/8 inch iron rod set at the Northwest corner being the East right-of-way line of said County Road No. 474;

THENCE South with the East right-of-way line of said road a distance of 100.00 ft. to the PLACE OF BEGINNING and containing 1.000 acre of land.

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Filed for Record in:
Limestone County

On: Dec 15, 2014 at 01:10P

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.

Dec 15, 2014

Peggy Beck, County Clerk
Limestone County