

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 NAVARRO

Note: Sale Contract dated April 7, 2003 executed and delivered by Magali F. Chairez and Rosa M. Fernandez to Mid-State Trust VIII and Jim Walter Homes, Inc.

Security Instrument: Purchase Money Deed of Trust, dated April 7, 2003, executed and delivered by Magali F. Chairez and Rosa M. Fernandez to Mid-State Trust VIII and Jim Walter Homes, Inc., to secure payment of that certain Sale Contract, recorded in Volume 1631, Page 0148, in Navarro County, Texas.

Original Creditor: Mid-State Trust VIII 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 VIII

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.**

2019-56
FILED FOR RECORD
AT 1:49 O'CLOCK P M.

MAY 13 2019

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY ko DEPUTY

Names and Street Address of Substitute Trustees:

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.

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ED HENDERSON, RUSSELL SLATON, BILL GIBSON, MARGOT FOSTER, MARLEY ROSS
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 918 W 15th Ave Corsicana, TX 75110	RP FILE NO. DITE02-603	BORROWER: Chairez, Magali F. & Fernandez, Rosa M.
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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: 918 W 15th Ave, Corsicana, TX 75110, 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 4, 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 Navarro County, Texas, at the East entrance, Navarro Center, 800 N. Main, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Navarro 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 Navarro 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 as to the warranties of title (if any) provided for under the Purchase Money

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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.

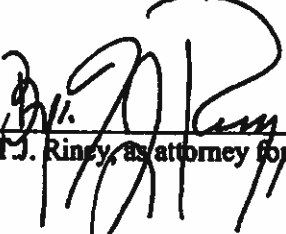
Type of Sale:


The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Magali F. Chairez and Rosa M. Fernandez.

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 Magali F. Chairez and Rosa M. Fernandez 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: May 8, 2019.

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

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

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

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Chairez, Magali F. & Fernandez, Rosa M.

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 6,000 SQUARE FEET OR 0.1377 ACRES BEING THE SOUTHWESTERLY 1/4 OR 60.00 FEET OF LOTS 6 AND 7, BLOCK 9 OR NEW BLOCK 378 IN THE CITY OF CORSICANA, TEXAS AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 867, PAGE 790 OF THE NAVARRO COUNTY DEED RECORDS BEING IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS SAID 0.1377 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set at the South or Southwest corner of Block 9 or new Block 378 being located North 60 degrees 00 minutes 00 seconds East a distance of 50.00 feet from a found 1/4 inch iron pipe;

THENCE North 30 degrees 00 minutes 00 seconds West with the Northeast right-of-way line of South 17 1/2 Street (30 foot right-of-way) a distance of 100.00 feet to a 3/8 inch iron rod set at the West corner of Lot 7 and the South Corner of Lot 8, whence a 5/8 inch iron rod at the West corner of Lot 8 bears North 30 degrees 00 minutes 00 seconds West a distance of 50.00 feet;

THENCE North 60 degrees 00 minutes 00 seconds East with the division line between Lots 8 and 7 a distance of 60.00 feet to a 3/8 inch iron rod at the North corner;

THENCE South 30 degrees 00 minutes 00 seconds East crossing over Lots 7 and 6 a distance of 100.00 feet to a 3/8 inch iron rod at the East corner of the herein described tract being the midpoint in the Southeast line of Lot 6 and the Northwest right-of-way line of West 15th Avenue;

THENCE South 60 degrees 00 minutes 00 seconds West with the Northwest right-of-way line of said Avenue a distance of 60.00 feet to the **PLACE OF BEGINNING** and containing 6,000 square feet or 0.1377 acre of land and being known as 1708 West 15th Avenue, Corsicana, Texas Zip Code 75110.

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