


NOTICE OF FORECLOSURE SALE

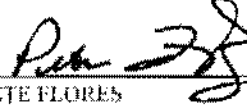
FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 AUG - 20 10 33 AM
COMMISSIONER OF COURTS

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR 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.

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/05/2006 and recorded in Book 1189 Page 478 Document 0110 real property records of Washington County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/02/2018
Time: 01:00 PM
Place: Washington County Courthouse, Texas, at the following location: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by JUANITA MATHIS, provides that it secures the payment of the indebtedness in the original principal amount of \$66,350.52, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr, Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-2, Mortgage-Backed Notes, Series 2016-2 obtained a Order from the 335TH DISTRICT COURT-WASHINGTON COUNTY District Court of Washington County on 07/19/2018 under Cause No. 36487. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLORES, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


 Mackle Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Lori Elaine Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Manssa Sibat, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 PETE FLORES
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

Certificate of Posting
 I am Pete Flores whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 8-2-18 I filed this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.



EXHIBIT A

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, PART OF THE A. HARRINGTON LEAGUE, A-55, BEING PART OF ORIGINAL LOT NUMBER THREE (3) AND ALL OF ORIGINAL LOT NUMBER FIVE (5) OF BLOCK NUMBER FIVE (5) OF THE WASHINGTON TERRACE ADDITION TO THE CITY OF BRENHAM, OR BEING PART OF THE SAME LAND DESCRIBED IN THE DEED FROM ED LONGHOFER TO P.L. THOMAS, DATED JULY 12, 1978, AS RECORDED IN VOLUME 367, PAGE 589, IN THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE EAST MARGIN OF HIGGINS STREET FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT, BEING THE NORTHWEST CORNER OF THE LOT DESCRIBED HEREIN, BEING THE NORTHWEST CORNER OF SAID ORIGINAL LOT NUMBER FIVE (5) OF SAID BLOCK NUMBER FIVE (5), ALSO BEING THE SOUTHWEST CORNER OF LOT NUMBER SEVEN (7) OF SAID BLOCK NUMBER FIVE (5); THENCE, LEAVING SAID STREET AND ALONG THE SOUTH LINE OF SAID LOT NUMBER SEVEN (7) FOR THE NORTH LINE OF THE LOT DESCRIBED HEREIN, BEING ALONG THE NORTH LINE OF SAID ORIGINAL TRACT, N 75 DEGREES 00 MINUTES E 125.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF AN ALLEY FOR THE NORTHEAST CORNER OF SAID ORIGINAL TRACT, BEING USED FOR THE NORTHEAST CORNER OF THE LOT DESCRIBED HEREIN, BEING THE NORTHEAST CORNER OF SAID ORIGINAL LOT NUMBER FIVE (5) WHICH IS THE SOUTHEAST CORNER OF SAID ORIGINAL LOT NUMBER SEVEN; THENCE, ALONG A PORTION OF THE WEST LINE OF SAID ALLEY FOR THE EAST LINE OF THE LOT DESCRIBED HEREIN, BEING ALONG A PORTION OF THE EAST LINE OF SAID ORIGINAL TRACT, S 14 DEGREES 56 MINUTES E 78.375 FEET TO A 3/8 INCH IRON ROD SET ON THE WEST LINE OF SAID ALLEY FOR THE SOUTHEAST CORNER OF THE LOT DESCRIBED HEREIN, BEING THE NORTHEAST CORNER OF A 9,797 SQUARE FOOT OR 0.2249 ACRES LOT WHICH IS PART OF SAID ORIGINAL TRACT AND SURVEYED FOR P. L. THOMAS; THENCE, LEAVING SAID ALLEY AND ALONG THE NORTH LINE OF SAID 0.2249 ACRES LOT FOR THE SOUTH LINE OF THE LOT DESCRIBED HEREIN, S 75 DEGREES 00 MINUTES W 125.00 FEET TO A 3/8 INCH IRON ROD SET ON THE EAST MARGIN OF SAID HIGGINS STREET FOR THE SOUTHWEST CORNER OF THE LOT DESCRIBED HEREIN, BEING THE NORTHWEST CORNER OF SAID 0.2249 ACRES LOT AND BEING ON THE WEST LINE OF SAID ORIGINAL TRACT; THENCE, ALONG A PORTION OF THE EAST MARGIN OF SAID HIGGINS STREET FOR THE WEST LINE OF THE LOT DESCRIBED HEREIN, BEING ALONG THE WEST LINE OF SAID ORIGINAL TRACT, N 14 DEGREES 56 MINUTES W 78.375 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9,797 SQUARE FEET OR 0.2249 ACRES OF LAND.

TAX MAP OR PARCEL ID NO.: R26380

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or 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.

1. Date, Time, and Place of Sale.

Date: October 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

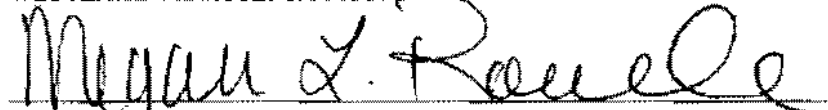
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 24, 2013 and recorded in Document VOLUME 1425, PAGE 0709; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1599, PAGE 430 real property records of WASHINGTON County, Texas, with TREY POWELL AND LASHANDA POWELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TREY POWELL AND LASHANDA POWELL, securing the payment of the indebtednesses in the original principal amount of \$152,959.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361



PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, JACK BURNS II, KRISTOPHER HOLUB, IAN MOSER, REVA ROUCHON-HARRIS, EVAN PRESS, AMY BOWMAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW OR DEBBY JURASEK, MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on _____ I filed at the office of the WASHINGTON County Clerk and caused to be posted at the WASHINGTON County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 SEP 10 AM 10:05
Megan L. Randle
WASHINGTON COUNTY CLERK



NOS00000007779556



ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT FORTY-SEVEN (47), WOODBRIDGE SUBDIVISION, SECTION TWO (2), AS SHOWN ON PLAT FILED IN PLAT CABINET FILE NOS. 611-A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or 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.

1. **Date, Time, and Place of Sale.**

Date: October 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE WASHINGTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 27, 2009 and recorded in Document VOLUME 1317, PAGE 736 real property records of WASHINGTON County, Texas, with RONNIE L. WRIGHT AND DONNA L. WRIGHT, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONNIE L. WRIGHT AND DONNA L. WRIGHT, securing the payment of the indebtednesses in the original principal amount of \$128,405.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, JACK BURNS II, KRISTOPHER HOLUB, IAN MOSER, REVA ROUCHON-HARRIS, EVAN PRESS, AMY BOWMAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, CATRENA WARD, KIM HUNSHAW OR DEBBY JURASEK, MEGAN L. RANDLE, REBECCA BOUTON, OR AMY JURASEK

Substitute Trustee
c/o BARRETT DAFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

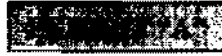
Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on _____ I filed at the office of the WASHINGTON County Clerk and caused to be posted at the WASHINGTON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 SEP 10 AM 10:05
Megan L. Randle
WASHINGTON COUNTY CLERK





ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS BEING CALLED LOT SEVEN (7) OF THE HIGHLAND MEADOWS SUBDIVISION, SECTION 1 AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NO. 126A-B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS, CONTAINING 0.3091 ACRE OF LAND, MORE OR LESS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES PERTINENT.

FIELD NOTES OF A SURVEY OF LOT NO. 7 OF 0.3091 ACRE TRACT OF LAND, BEING ALL THAT TRACT LYING AND SITUATED IN WASHINGTON COUNTY, TEXAS, OUT OF THE HIGHLAND MEADOWS SUBDIVISION, SECTION NO. ONE, FILE FOR RECORD IN SLIDE NO. 126A AND 126B OF THE PLAT RECORDS OF WASHINGTON COUNTY, TEXAS. SAID 0.3091 ACRE TRACT OF LAND BEING ALL OF LOT NO. 7 DESCRIBED IN A DEED TO CAROL A. YATES, RECORDED IN VOLUME 665, PAGE 512, WASHINGTON COUNTY OFFICIAL RECORDS TO WHICH REFERENCE IS MADE FOR ALL PURPOSES AND THE SAID 0.3091 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) IN NORTHWEST LINE OF ROYCE ROAD FOR SOUTHWEST CORNER OF SAID LOT NO. 7, SAID CORNER BEING ALSO SOUTHEAST CORNER OF LOT NO. 8 IN SAID SUBDIVISION;

THENCE N 13 DEG 48' 40" W A DISTANCE OF 135.07 FEET (CALLED N 13 DEG 48' 40" W 135.00 FEET) WITH EAST LINE OF SAID LOT NO. 8 AND WEST LINE OF SAID LOT NO. 7 TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR NORTHWEST CORNER OF SAID LOT NO. 7, SAID CORNER BEING ALSO IN SOUTH LINE OF A 1.64 ACRE TRACT CONVEYED TO DONALD RAY SANDER, VOLUME 1017, PAGE 214, WASHINGTON COUNTY OFFICIAL RECORDS;

THENCE N 76 DEG 25' 51" E A DISTANCE OF 99.70 FEET (CALLED N 76 DEG 11' 20" E 100.00 FEET) TO A 1/2 INCH IRON ROD FOUND (CALLED FOR IN RECORD DEED) FOR NORTHEAST CORNER OF LOT NO. 7 AND NORTHWEST CORNER LOT NO. 6 IN SAID SUBDIVISION;

THENCE S 13 DEG 56' 21" E A DISTANCE OF 134.65 FEET (CALLED S 13 DEG 48' 40" E 135.00 FEET) WITH WEST LINE OF SAID LOT NO. 6 AND EAST LINE OF SAID LOT NO. 7 TO A 1/2 INCH IRON ROD SET (CAPPED RPLS 1669) FOR SOUTHEAST CORNER OF SAID LOT NO. 7, SAID CORNER BEING ALSO IN NORTH LINE OF SAID ROYCE ROAD;

THENCE S 76 DEG 11' 20" W A DISTANCE OF 100.00 FEET (CALLED S 70 DEG 11' 20" W 100.00 FEET) WITH NORTH LINE OF SAID ROYCE ROAD TO PLACE OF BEGINNING, CONTAINING 0.3091 ACRE OF LAND AS SURVEYED BY LEONARD W. FRANK, COUNTY SURVEYOR OF COLORADO COUNTY, TEXAS, AND REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 1669.



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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§
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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WASHINGTON

FILED FOR RECORD
2019 SEP 18 PM 1:14
WASHINGTON COUNTY TEXAS

Note: Retail Installment Contract dated February 13, 1997 executed and delivered by Troy L. Green to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract, dated December 19, 1996, executed and delivered by Troy L. Green to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 847, Page 694 in Washington County, Texas.

Original Creditor: 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 VII

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.**

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.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, DONNA KING, SHEILA HORAK, ROBIN JOHNSON, DEBBY JURASEK, ED HENDERSON
9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 17532 Sweed Rd. Washington, TX 77880	ICP FILE NO. DITE02-461	BORROWER: Green, Troy L.
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
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: 17552 Sweed Rd., Washington, TX 77880, 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 2, 2018.

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 Washington County, Texas**, at the South entrance of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Washington 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 Washington 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 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 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

PROPERTY ADDRESS: 17552 Sweed Rd. Washington, TX 77880	RP FILE NO. DITE02-461	BORROWER: Green, Troy L.
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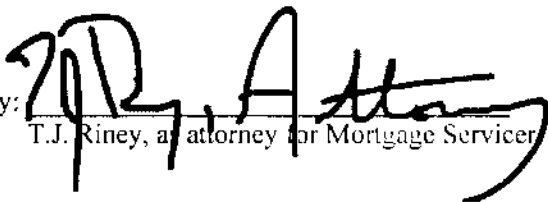
as to the warranties of title (if any) provided for under the Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Troy L. Green.

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 Troy L. Green 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: August 7, 2018.

By: 
T.J. Riney, an 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**

PROPERTY ADDRESS: 17552 Sweed Rd. Washington, TX 77880	RP FILE NO. DITE02-461	BORROWER: Green, Troy L.
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EXHIBIT "A"

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the E. D. Jackson Survey, A-64, being part of the same land described as 3.0 acres in the deed from Mary McCorvey to James Walker, dated April 12, 1994, as recorded in Vol. 731, Page 229, in the Official Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod set on the South margin of Sweed Road for the Northwest corner hereof, being on the West line of said original tract, also being on the East line of the Chester Coleman, Jr. tract called 1.0 acres as described in the deed recorded in Vol. 583, Page 369, in said Official Records, also being the Northwest corner of a 10 foot wide right of way easement reserved for ingress and egress to the residue of said original tract called 3.0 acres, the Northwest corner of said original tract situated within the present margins of Sweed Road bears N 14°44'00" W 33.33 feet;

THENCE along a portion of the South margin of Sweed Road for the North line hereof, N 75°53'37" E at 10.00 feet passing the Northeast corner of said 10 foot easement, and at a total distance of 85.46 feet to a 1/2 inch iron rod set on said road margin for the Northeast corner hereof, being on the East line of said original tract and being on the West line of the Annie Payton and Frank J. Payton tract called 3.0 acres as described in the deed recorded in Vol. 637, Page 406, in said Official Records;


THENCE along a portion of the West line of said Payton tract for the East line hereof, being along a portion of the East line of said original tract, S 14°44'00" E 309.30 feet to a 1/2 inch iron rod set for the Southeast corner hereof, being on the West line of said Payton tract;

THENCE along the South line hereof, S 75°16'00" W at 75.45 feet passing the Southeast corner of said 10 foot right of way easement and at a total distance of 85.45 feet to a 1/2 inch iron rod set for the Southwest corner hereof, being the Southwest corner of said 10 foot right of way easement, also being on the East line of said Coleman tract, being N 14°44'00" W 987.52 feet from a 3/8 inch iron rod found in fence line for the Southwest corner of said original tract;

THENCE along a portion of the East line of said Coleman tract for the West line hereof, being along a portion of the West line of said original tract, also being along the West line of said 10 foot wide right of way easement, N 14°44'00" W 510.23 feet to the place of beginning and containing 1.000 acre of land.

I, A. A. Hodde, Registered Professional Land Surveyor No. 1492 of the State of Texas, do hereby certify that the foregoing description describing 1.000 acre of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 18th day of April, 1996, A. A. D.


A. A. Hodde
Registered Professional
Land Surveyor No. 1492

PROPERTY ADDRESS: 17552 Sweed Rd Washington, TX 77880	RP FILE NO. DITE02-461	BORROWER: Green, Troy L
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