

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

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Julie Karstedt

Note: Sale Contract
Date: December 19, 2013
Original Creditor: Green Tree Servicing LLC
Debtor: Hector J. Hernandez Ramirez and Vanessa Hernandez Fuentes
Current Holder: The Bank of New York Mellon f/k/a The Bank of New York as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

JULIE KARSTEDT
CO. CLERK, FAYETTE CO TEXAS

Purchase Money Deed of Trust:

Date: December 19, 2013
Grantor: Hector J. Hernandez Ramirez and Vanessa Hernandez Fuentes
Trustee: Joseph H. Kelly
Recording Information: Volume 1674 at pages 571 et seq. recorded in the Official Records of Fayette County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Purchase Money Deed of Trust (attached hereto for convenience is an **Exhibit "A"** intended to be a copy of the property description contained in or attached to the aforesaid Purchase Money Deed of Trust).
Current Beneficiary: The Bank of New York Mellon f/k/a The Bank of New York as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

County: Fayette, Texas

Date of Sale (first Tuesday of month): April 4, 2017

Time of Sale: 1:00 o'clock P.M. or no later than three (3) hours thereafter


Place of Sale: The sale will be held at the county courthouse in Fayette County, Texas (located at 151 North Washington Street, La Grange, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the Commissioners' Court as follows: Edge of courthouse square just west of where straight sidewalk from north entrance of courthouse building meets West Colorado Street.

Substitute Trustee: Current Beneficiary has appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustee, each to act individually (the "Substitute Trustee") under the Purchase Money Deed of Trust and has instructed Substitute Trustee to offer the above-described Property for sale toward satisfaction of the Sale Contract, as a result of the default thereunder.

NOTICE IS HEREBY GIVEN that Substitute Trustee will offer the above described Property (and improvements thereon) to the highest bidder for cash on the Date of Sale, at the Time of Sale and at the Place of Sale as stated above.

Please be advised that Ditech Financial LLC is representing Mid-State Capital Trust 2010-1 under a Servicing Agreement with Mid-State Capital Trust 2010-1. The address of Ditech Financial LLC is 2100 E. Elliot Road, Bldg. 94, Mailstop T-140, Tempe, Arizona 85284.

Dated: March 8, 2017



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78401-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

That certain lot, tract or parcel of land, situated in Fayette County, Texas, and described as Lot No. 10, in Moore's Addition to West Point in Fayette County, Texas, and being a part of the M. Woods 114 League. Tax ID #R34133

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401

Donna King
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Alexandra Zografos Holub
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Debby Jurasek
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.