

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.

Note: Retail Installment Contract
Date: November 3, 2007, corrected November 14, 2008
Original Creditor: Jim Walter Homes, Inc.
Debtor: Oscar M. & Crystal Cruz
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

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: November 3, 2007, corrected November 14, 2008
Grantor: Oscar M. & Crystal Cruz
Trustee: Joseph H. Kelly, Jr.
Recording Information: Vol. 281, pg. 538, corrected in Vol. 294, pg. 693 recorded in the Official Records of Brooks County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

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

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283, by virtue of a servicing agreement with Current Holder.

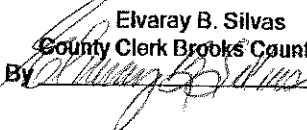
Attorney for Mortgage Servicer Authorized to Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

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.**

Filed for Record
at 10:28 o'clock A M

JUL 10 2017

Elvaray B. Silvas
County Clerk Brooks County, TX
By  Deputy

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Exhibit "A"

August 19, 2008

East ½ of the South ½ of Lot 4, Block 14,

Burton and Danforth Subdivision of the Parrita Ranch

Bk Vol Pg
87435 OR 294 696

STATE OF TEXAS
COUNTY OF BROOKS

FIELDNOTE DESCRIPTION of a 2.50 acre, more or less, tract of land being the East one-half (E. ½) of the South ½ (S. ½) of Lot Number Four (4), Block Number Fourteen (14), Burton and Danforth Subdivision of the Parrita Ranch as shown by map of record in Volume 2, Page 367, Deed Records of Brooks County, Texas; and being out of the Lorrie Blanca Grant, P. G. Chapa, Original Grantee, Abstract No. 98; said 2.50 acre tract of land located on the North side of County Road No. 221, East of County Road No. 220 being more particularly described by metes and bounds as follows:

Commencing: At a 5/8" iron rod set on the North right-of-way line of County Road No. 221 and on the North line of that particular area set apart for the old Flowella Townsite and on the South line of Lot 4, Block 14, Burton and Danforth Subdivision of the Parrita Ranch for the POINT OF BEGINNING, the Southwest corner of this 2.50 acre tract of land; whence the Southwest corner of said Lot 4, Block 14, lying in the centerline of County Road No. 220, bears S 89° 56' W a distance of 330.0 feet;

Thence: N 00° 15' W, across said Lot 4, Block 14, parallel with County Road No. 220, a distance of 330.0 feet to a 5/8" iron rod set under a wire fence on the North line of the South one-half of Lot 4, Block 14, for the Northwest corner of this 2.50 acre tract of land;

Thence: N 89° 56' E, with the North line of the South one-half of Lot 4, Block 14, more or less with a wire fence, a distance of 330.0 feet to a 1" iron pipe found on the West line of Lot 5 and on the East line of Lot 4, Block 14, Burton and Danforth Subdivision of the Parrita Ranch, for the Northeast corner of this 2.50 acre tract of land;

Thence: S 00° 15' E, with the common line of Lot 4 and Lot 5, Block 14, a distance of 330.0 feet to a 5/8" iron rod set on the North right-of-way line of County Road No. 221 for the Southwest corner of Lot 5 and for the Southeast corner of Lot 4, Block 14 for the Southeast corner of this 2.50 acre tract of land;

Thence: S 89° 56' W, with the North right-of-way line of County Road No. 221 and with the North line of that particular area set apart for the old Flowella Townsite and with the South line of Lot 4, Block 14, Burton and Danforth Subdivision of the Parrita Ranch, a distance of 330.0 feet to the POINT OF BEGINNING, containing 2.50 acres of land, more or less.

Written By:

Horacio Oliveira
Horacio Oliveira, RPLS# 1415

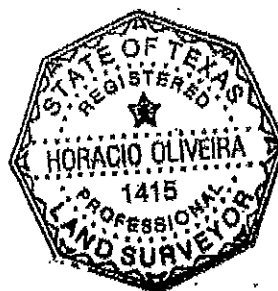


Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Sandra Mendoza
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Arnold Mendoza
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Vicki Hammonds
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

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

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at 10:28 o'clock A M

JUL 10 2017

Elvaray B. Silvas
County Clerk Brooks County, TX
By Elvaray B. Silvas, Deputy