

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
COUNTY OF LAMAR

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KNOW ALL MEN BY THESE PRESENTS

FILED FOR RECORD
LAMAR COUNTY TEX.
18 JAN 15 PM 3:28
RUTSISD
COUNTY CLERK
BY [Signature]

Note: Retail Installment Contract dated May 15, 2000 executed and delivered by Caleb J. McMillan and Jamie L. McMillan to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated May 15, 2000, executed and delivered by Caleb J. McMillan and Jamie L. McMillan to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on May 24, 2000 in Volume 978 at Page 161, in Lamar County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as trustee for Mid-State Trust X by Ditech Financial LLC, as servicer with delegated authority

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, by virtue of a loan servicing agreement

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, ALEXANDRA ZOGRAFOS HOLUB, ED WILSON, GINNELLE CZARNECKI, VIRGINIA WENTLAND, BONNIE YOAKUM

PROPERTY ADDRESS: 1680 County Rd 24200 Roxton, TX 75477	RP FILE NO. DITE02-260	BORROWER: McMillan, Caleb J.; McMillan, Jamie L.
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9065 Jollyville, Suite 203A, Austin, TX 78759

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:

1680 County Rd 24200, Roxton, TX 75477, 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, February 6, 2018.

Time of Sale:

The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter.

Location of Sale:

At the **County Courthouse in Lamar County**, Texas, at the East foyer of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Lamar 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 Lamar 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

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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 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.

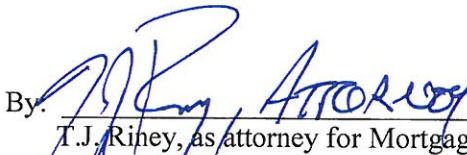
Type of Sale:

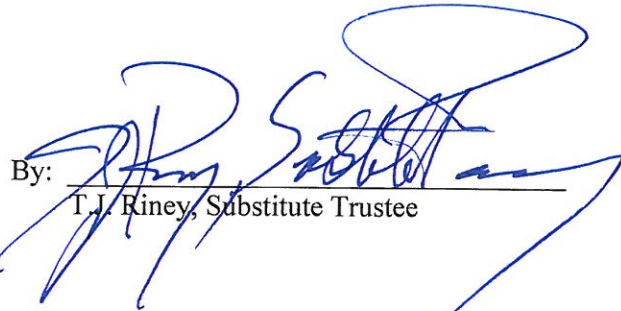
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Caleb J. McMillan and Jamie L. McMillan.

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 Caleb J. McMillan and Jamie L. McMillan 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: December 15, 2018.

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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EXHIBIT "A"

Being 1.00 acres of land, situated 9.4 miles, S 40 Degrees W, from the City of Paris, Lamar County, Texas, a part of the William Crisp Survey, Abstract Number 183, also being a part of a called 19.56 acre tract of land conveyed from Carl McMillan to Sharon McMillan on May 28, 1999, and recorded in Volume 882, page 214 of the Real Property Records of said County. The said 1.00 acre tract of land being described more particularly in metes and bounds as follows:

Beginning at a point in the East boundary line of the said 19.56 acre tract of land, said beginning point being the Southeast corner of a 1.01 acre tract of land conveyed from Sharon McMillan to Michael Shane McMillan, and wife, Karen McMillan on November 22, 1999, and recorded in Volume 928, page 295 of the Real Property Records of said County, said beginning point also being the Northeast corner of the said 1.00 acre tract of land;

Thence S 19 Degrees E, with the East boundary line of the said 1.00 acre tract of land and the West boundary line of County Road 24200, a distance of 250.37 feet to a set iron rod at the Southeast corner of the said 1.00 acre tract of land, said rod also being the Southeast corner of the said 19.56 acre tract of land;

Thence S 51 Degrees W, with the South boundary line of the said 1.00 acre tract of land and the North boundary line of the said County Road 24200, a distance of 135.67 feet to a set iron rod at the Southwest corner of the said 1.00 acre tract of land;

Thence N 30 Deg. 09 Min. 10 Sec. West, with the West boundary line of the said 1.00 acre tract of land, a distance of 302.49 feet to a found iron rod at the Northwest corner of the said 1.00 acre tract of land, said corner also being the Southwest corner of the said 1.01 acre tract of land;

Thence N 71 Degrees E, with the North boundary line of the said 1.00 acre tract of land and the South boundary line of the said 1.01 acre tract of land, a distance of 186.00 feet to the point of beginning, and containing 1.00 acres of land.

This conveyance is made subject to any and all easements that are of record and not of record in the Land Records of Lamar County, Texas, that are apparent, visible and ascertainable by inspection on the ground, including any buried beneath the surface of the ground for servicing of utilities and like entities.

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