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COLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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 HILL

Note: Retail Installment Contract dated April 6, 2001 executed and delivered by Charlie L. Caldwell and Benita L. Caldwell to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated April 6, 2001, executed and delivered by Charlie L. Caldwell and Benita L. Caldwell to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded on April 24, 2001, as Document Number 002839, in Volume 1110, Page 152, in Hill County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Owner and Holder: U.S. Bank, N.A., as trustee on behalf of Mid-State Trust X by Green Tree Servicing LLC, as servicer with delegated authority

Loan Servicer: Green Tree Servicing LLC ("Green Tree"), 345 St. Peter St. 1100 Landmark Towers, St. Paul, MN 55102, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, KAM COOK, DAVID TEEL
9065 Jollyville, Suite 203A, Austin, TX 78759

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or

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PROPERTY ADDRESS: w St. 76645	RP FILE NO. GTSL02-586	BORROWER: Caldwell, Charlie L. & Benita L. GREEN TREE ACCOUNT #: 66053473
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bidders, for cash.

Property to be sold:

417 Mathew St., Hillsboro, TX 76645, 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, December 2, 2014.

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 Hill County, Texas, on the steps outside the East door of the courthouse or the interior of the courthouse near the East door in case of inclement weather, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Hill 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 Hill 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

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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 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.


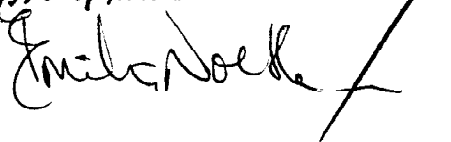
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Charlie L. Caldwell and Benita L. Caldwell.

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 Charlie L. Caldwell and Benita L. Caldwell and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree 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: November 7, 2014.


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

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EXHIBIT "A"

Tract 2: All that certain lot, tract or parcel of land situated in Hill County, Texas, being a part of Lot No. 22 of the Duck Addition to the City of Hillsboro, Hill County, Texas, and more particularly described as follows:

- BEGINNING** at a stake in the N line of Matthew Street, 50 feet East of the S E corner of Lot 21 and the S W corner of Lot 22;
- THENCE —** N at right angles to Matthew Street, 190 feet to the N or NE line of said Lot 22;
- THENCE —** In a southeasterly direction with said line 220 feet to the S E corner of said Lot 22 in the N line of Matthew Street;
- THENCE —** W with the N line of said Matthew Street, 110 feet, to the place of beginning, being a part of the same lot conveyed by Lyon Gray Lumber Co to J S Wood, by Deed dated December 10, 1909, and recorded in Volume 114, Page 585 of the Deed Records of Hill County, Texas, and also being the same property described in deed dated June 16, 1943 from Sallie Wood, Mrs. Ella W. Turner and J O Turner to McKinley Guy and wife Courtney Guy, recorded in Volume 311, Page 358 Deed Records of Hill County, Texas.

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