

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

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**Note:** Sale Contract dated February 5, 2007 executed and delivered by Peter Zarate and Claudia Zarate to Walter Mortgage Company

**Security Instrument:** Purchase Money Deed of trust, dated February 5, 2007, executed and delivered by Peter Zarate and Claudia Zarate to Walter Mortgage Company, to secure payment of that certain Sale Contract, recorded on March 15, 2007, as Document Number 002340, in Volume 1473, Page 0642, in Hill County, Texas.

**Original Creditor:** Walter Mortgage Company

**Current Owner and Holder:** Green Tree Servicing LLC.

**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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HILL COUNTY TEXAS

PROPERTY ADDRESS: 809 E. Walnut St. Hillsboro, TX 76645	RP FILE NO. GTSL02-613	BORROWER: Zarate, Peter & Claudia GREEN TREE ACCOUNT #: 66087605
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bidders, for cash.

**Property to be sold:** 809 E. Walnut 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, January 6, 2015.

**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 Purchase Money Deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of trust 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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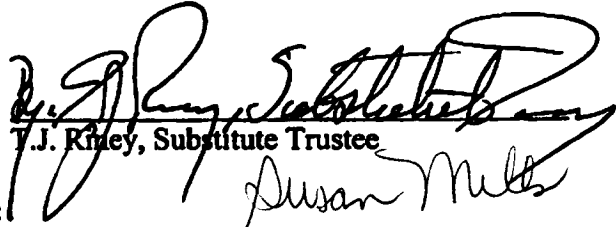

be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Purchase Money Deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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 Peter Zarate and Claudia Zarate.

**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 Peter Zarate and Claudia Zarate 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: December 11, 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"**

Being all that certain lot, tract or parcel of land lying and situated in the City of Hillsboro, Hill County, Texas, being part of Lot 106 of the McKenzie Addition and part of Lot 87 of the Parks Addition being 1.663 acres, more particularly described on the survey plat and field notes prepared by Jessie Joseph Luce, Registered Professional Land Surveyor, dated May 2, 1998, marked Exhibit A, attached hereto and made a part hereof for all purposes. **SAVE AND EXCEPT**, however, that certain 0.665 acre tract more particularly described on the survey plat and field notes prepared by Jessie Joseph Luce, Registered Professional Land Surveyor, dated July 21, 1999, marked Exhibit B, attached hereto and made a part hereof for all purposes.

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