

**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: Sale Contract
Date: December 24, 2009
Original Creditor: Walter Mortgage Company, LLC
Debtor: Leo Hogan and Dominique Mosley
Current Holder: U. S. Bank, N.A., as trustee for Mid-State Trust IV by
Ditech Financial LLC, as servicer with delegated
authority

Purchase Money Deed of Trust:

Date: December 24, 2009
Grantor: Leo Hogan and Dominique Mosley
Trustee: Joseph H. Kelly
Recording Information: Volume 1194 at pages 411 et seq. recorded in the
Official Records of Waller 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: U. S. Bank, N.A., as trustee for Mid-State Trust IV by
Ditech Financial LLC, as servicer with delegated authority

County: Waller, Texas

Date of Sale (first Tuesday of month): June 6, 2017

Time of Sale: 10:00 o'clock A.M. or no later than three (3) hours thereafter


Place of Sale: The sale will be held at the county courthouse in Waller County, Texas (located at 836 Austin Street, Hempstead, 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: Foyer at south entrance to courthouse.

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 Trust IV under a Servicing Agreement with Mid-State Trust IV. The address of Ditech Financial LLC is 2100 E. Elliot Road, Bldg. 94, Mailstop T-140, Tempe, Arizona 85284.

Dated: May 10, 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"

Lot No. One (1) in Block No. Three Hundred Three (303) in the Town of Hempstead in Waller County, Texas, according to the accepted map of said Town of Hempstead which map now appears of record in Volume 106 at page 311 of the Deed Records in the Office of the County Clerk of Waller County, Texas, hereby referred to and the said land hereby conveyed being the same property conveyed to Maurice Williams and wife, Melvina Williams by Nuch Jozwiak by Deed dated January 24, 1972, of record in Volume 232, at page 83 of the Deed Records of Waller County, Texas.

Exhibit "B"

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

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

Marlene Zografos
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.

FILED AND RECORDED

Instrument Number: 17-056

Filing and Recording Date: 05/15/2017 03:47:57 PM Pages: 5 Recording Fee: \$6.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To:
ABSTRACTS TRUSTEES OF TEXAS