

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.

FILED FOR RECORD
IN MY OFFICE
AT 2:05 O'CLOCK P M

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

OCT 10 2016

STATE OF TEXAS
COUNTY OF PANOLA

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KNOW ALL MEN BY THESE PRESENTS,

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

Note: Sale Contract dated July 18, 2012 executed and delivered by Kevin Eugene Planas to Green Tree Servicing LLC

Security Instrument: Purchase Money Deed of Trust, dated July 18, 2012, executed and delivered by Kevin Eugene Planas and Karen DeAnn Planas to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded on August 8, 2012 as Document Number 168602 in Volume 01684 at Page 67, in Panola County, Texas.

Original Creditor: Green Tree Servicing LLC

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

Loan Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 7360 S Kyrene Rd, Mailstop T325, Tempe, AZ 85283, by virtue of a loan servicing agreement

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, DEBRA CAMPBELL, CAROL DARTEZ, JAMEY PARSONS, BRANDY RATCLIFF, TAYLOR SMITH
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, H. HOOPER, 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 bidders, for cash.

PROPERTY ADDRESS: 924 CR 337 De Berry, TX 75639	RP FILE NO. DITE02-118	BORROWER: Planas, Kevin Eugene; Planas, Karen DeAnn
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Property to be sold: 924 CR 337, De Berry, TX 75639, 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, November 1, 2016.

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 Panola County, Texas, on the steps on the East side of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Panola 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 Panola 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 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

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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.

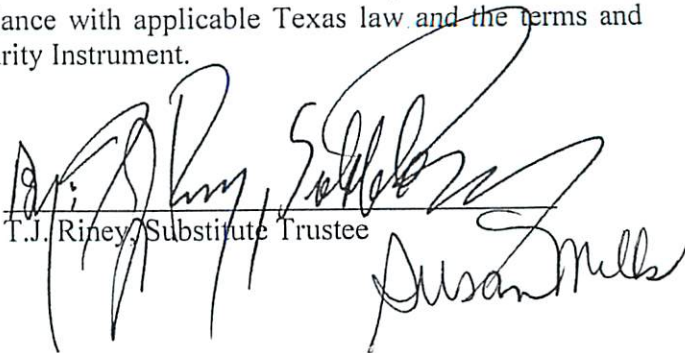
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Kevin Eugene Planas and Karen DeAnn Planas.

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 Kevin Eugene Planas and Karen DeAnn Planas 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: September 22, 2016.


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"

METES AND BOUNDS DESCRIPTION OF 1.000 ACRE TRACT - BOBBY FIELDS

A TRACT OR PARCEL OF LAND CONTAINING 1.000 OUT OF AND A PART OF A CERTAIN JESSIE MAE COOPER, ETAL TO GENEVA FIELDS 28 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 661, PAGE 634 OF THE PANOLA COUNTY DEED RECORDS OUT OF THE J.E. MYRICK SURVEY, ABSTRACT 444, IN PANOLA COUNTY, TEXAS SAID TRACT ORIGINALLY REFERRED TO IN ADJOINING SURVEY ABSTRACT 122 SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a point of intersection of the East right-of-way line of County Road No.337 (50 feet right-of-way) and the South right-of-way line of County Road No.337 to the East also 50 feet right-of-way also marking the Northwest corner of said 28 acre tract so called described in instrument recorded in Volume 661, Page 634 of the Panola Deed Records;

THENCE East with the South right-of-way line of County Road No.337 a distance of 230.00 feet to a 1/2 inch iron rod set at the Northwest corner and PLACE OF BEGINNING of the herein described 1.000 acre tract and marking a Westerly North corner of the remainder 28 acre tract;

THENCE East with the South right-of-way line of County Road No.337 a distance of 200.00 feet to a 1/2 inch iron rod set at the Northeast corner;

THENCE South perpendicular to the aforementioned line a distance of 217.60 feet to a point in a large excavated area (unavailable to set);

THENCE West parallel to South right-of-way line of said County Road No.337 a distance of 200.00 feet to an iron rod set at the Southwest corner;

THENCE North with a re-entrant corner the remainder of said 28 acre tract a distance of 217.60 feet to the PLACE OF BEGINNING and containing 1.000 acre of land..

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