

AT 10 O'CLOCK A.M.
MAY 15 2017
JC Perz W. Co. Ch. Jim Wells Co. Texas
By *[Signature]* Deputy

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: July 11, 2011
Original Creditor: Walter Mortgage Company, LLC
Debtor: Nicholas A. & Crystal M. Monsevais
Current Holder: The Bank of New York Mellon f/k/a The Bank of New York as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority

Purchase Money Deed of Trust:

Date: July 11, 2011
Grantor: Nicholas A. & Crystal M. Monsevais
Trustee: Joseph H. Kelly
Recording Information: Volume 1133 at pages 714 et seq. recorded in the Official Records of Jim Wells 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: The Bank of New York Mellon f/k/a The Bank of New York as trustee for Mid-State Capital Trust 2010-1 by Ditech Financial LLC, as servicer with delegated authority


County: Jim Wells, 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 Jim Wells County, Texas (located at 200 North Almond Street, Alice, 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: South door of 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 Capital Trust 2010-1 under a Servicing Agreement with Mid-State Capital Trust 2010-1. 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"

Lots 25 and 26 in Block 3 of Chula Vista Addition according to the City of Alice, Jim Wells County, Texas, according to the map or plat thereof of record in Volume 2, Page 20, Map Records, Jim Wells County, Texas.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Sandra Mendoza
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Arnold Mendoza
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

W. D. Larew
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Leslye Evans
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.