

19-381736

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 18, 2017	Original Mortgagor/Grantor: JOHN GALEN WARREN
Original Beneficiary / Mortgagee: DITECH FINANCIAL LLC.	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST
Recorded in: Volume: n/a Page: n/a Instrument No: 2017-15843	Property County: HUNT
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$39,200.00, executed by JOHN GALEN WARREN and payable to the order of Lender.

Property Address/Mailing Address: 9512 JANET, QUINLAN, TX 75474

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HUNT, STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED FOLLOWS TO WIT; BEING LOTS 909A, 909B, 910A, 910B, 911A, 911B IN BLOCK 28 OF WHISKER'S RETREAT AS SHOWN BY PLAT RECORDED IT VOLUME 400, PAGE 531 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND BEING THE SAME TRACT OR PARCEL OF LAND DESCRIBED IN A CERTAIN WARRANTY DEED FROM ROBERT B. ORR TO JIMMIE L. DAVIS DATED AUGUST 19, 1982 AND RECORDED IN VOLUME 902, PAGE 835 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS. .

Date of Sale: June 02, 2020	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is



14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

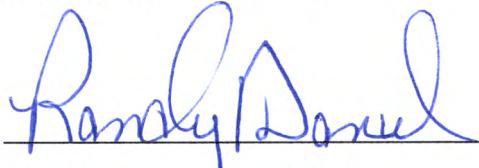
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON, AS INDENTURE TRUSTEE, FOR MID-STATE CAPITAL CORPORATION 2004-1 TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the 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(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



SUBSTITUTE TRUSTEE

Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Trustee
c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112

FILE FOR RECORD
REGISTERED INSTRUMENTS
COUNTY OF DALLAS, TEXAS
20 MAR 26 AM 11:57
BY: DEPUTY [Signature]