

FILED
AT 4:00 O'CLOCK P.M.

OCT 15 2013

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

JOANN CHASTAIN,
County Clerk, County Court at Law
Angelina County, Texas

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: June 26, 2009
Original Creditor: Walter Mortgage Company, LLC
Debtor: Jeremy & Anna Turner
Current Holder: U. S. Bank, N.A., as trustee on behalf of Mid-State Capital Corporation 2005-1 by Green Tree Servicing LLC, as servicer with delegated authority

Purchase Money Deed of Trust:

Date: June 26, 2009
Grantor: Jeremy & Anna Turner
Trustee: Joseph H. Kelly
Recording Information: Document #2009-00258608 recorded in the Official Records of Angelina 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 on behalf of Mid-State Capital Corporation 2005-1 by Green Tree Servicing LLC, as servicer with delegated authority

County: Angelina, Texas

Date of Sale (first Tuesday of month): November 5, 2013

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 annex in Angelina County, Texas (located at 606 East Lufkin Avenue, Lufkin, Texas), the county in which the above described Property is located, and at that area of said county courthouse annex which has been so designated by the Commissioners' Court as follows: Commissioners' courtroom in annex building.

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 Green Tree Servicing LLC is representing Mid-State Capital Corporation 2005-1 under a Servicing Agreement with Mid-State Capital Corporation 2005-1. The address of Green Tree Servicing LLC is 7360 South Kyrene, Tempe, Arizona 85283.

Dated: October 9, 2013



Kenneth M. Culbreth, Jr., Substitute Trustee
500 N. SHORELINE, SUITE 900
CORPUS CHRISTI, TX 78471-0341
(361) 884-5678 (361) 888-9149 telefax

Exhibit "A"

Being all that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, out of the JOHN EVANS SURVEY, Abstract 221, and being more particularly described as Lot One Hundred Sixty-five (165) of the Twin Oaks Subdivision to the County of Angelina as the same appears upon the official map or plat of said subdivision of record in Cabinet A, Slide 148-B and 149-A of the Map and Plat Records of Angelina County, Texas.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78471

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
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Marlene Zografos
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Paige Bentley
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Andrew Farley
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.