

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.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS  
COUNTY OF HILL

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KNOW ALL MEN BY THESE PRESENTS:

**Note:** Sale Contract dated April 9, 2012 executed and delivered by Troy W. Ahl and Cathy L. Ahl to Green Tree Servicing LLC

**Security Instrument:** Purchase Money Deed of Trust, dated April 9, 2012, executed and delivered by Troy W. Ahl and Cathy L. Ahl to Green Tree Servicing LLC, to secure payment of that certain Sale Contract, recorded on April 30, 2012 as Document No. 00050470 in Volume 1710 at Page 619, in Hill County, Texas.

**Original Creditor:** Green Tree Servicing LLC

**Current Owner and Holder:** The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for WIMC Capital Trust 2011-1 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, KAM COOK, DAVID TEEL  
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.

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2016 NOV 14 A 9:56

PROPERTY ADDRESS: 608 W Roosevelt Ave Whitney, TX 76692	RP FILE NO. DITE02-129	BORROWER: Ahl, Troy W.; Ahl, Cathy L.
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**Property to be sold:**

608 W Roosevelt Ave, Whitney, TX 76692, 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, December 6, 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 Hill County, Texas**, on the steps outside the East door of the courthouse or the interior of the courthouse near the East door in case of inclement weather, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Hill 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 Hill 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.

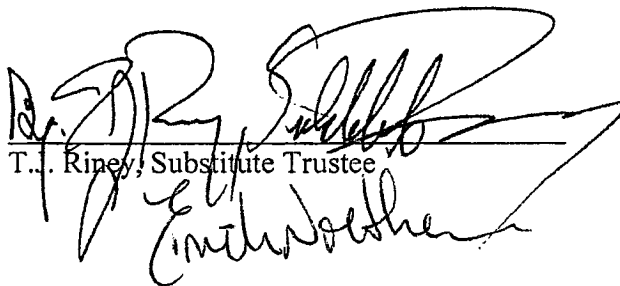
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Troy W. Ahl and Cathy L. Ahl.

**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 Troy W. Ahl and Cathy L. Ahl 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: October 26, 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"**

BEING A 0.23 ACRE TRACT, PARCEL, OR LOT OF LAND, BEING A PART OF LOTS 1 AND 2, BLOCK 14 OF WALLACE'S ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS (FORMERLY WALLACE & REVIER ADDITION) AS SHOWN ON A PLAT RECORDED IN VOLUME 17, PAGE 170 OF THE HILL COUNTY DEED RECORDS SAID 0.23 ACRES BEING THAT CERTAIN TRACT DESCRIBED IN A DEED DATED MARCH 12, 1983 FROM JOHNNY CURTIS BENSON, ET AL TO RUSSELL L. TEAGUE, ET UX TERESA D. TEAGUE RECORDED IN VOLUME 630, PAGE 984 OF SAID DEED RECORDS, SAVE AND EXCEPT THAT CERTAIN TRACT DESCRIBED IN A DEED DATED JULY 30, 1970 FROM A.H. NIVIN TO DANIEL H. GANT, ET UX MARY ELIZABETH GANT RECORDED IN VOLUME 501, PAGE 684 OF SAID DEED RECORDS; SAID 0.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOR THE SOUTHWEST CORNER OF SAID BLOCK 14 AT THE INTERSECTION OF THE EAST LINE OF PECOS STREET (FORMERLY WILSON STREET) AND THE NORTH LINE OF ROOSEVELT AVENUE (FORMERLY "A" STREET) FOR THE SOUTHWEST CORNER OF THIS.

THENCE NORTH, ALONG SAID LINE OF PECOS STREET, A DISTANCE OF 136 FEET TO AN IRON ROD FOR THE SOUTHWEST CORNER OF SAID GANT TRACT AND THE NORTHWEST CORNER OF THIS.

THENCE EAST, A DISTANCE OF 75 FEET TO AN IRON ROD AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF SAID GANT TRACT AND THE NORTHEAST CORNER OF THIS.

THENCE SOUTH, A DISTANCE OF 136 FEET TO A POINT IN THE SAID NORTH LINE OF ROOSEVELT AVENUE FOR THE SOUTHEAST CORNER OF THIS. --

THENCE WEST, ALONG SAID LINE OF ROOSEVELT AVENUE, A DISTANCE OF 75 FEET TO THE PLACE OF BEGINNING.

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