

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/14/2005

**Grantor(s)/Mortgagor(s):**  
RONNIE L. WATERS, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MEGAMERICA MORTGAGE - ALL AMERICAS

**Current Beneficiary/Mortgagee:**  
Ditech Financial, LLC

**Recorded in:**  
**Volume:** 1217  
**Page:** 348  
**Instrument No:** 00322771

**Property County:**  
LEON

**Mortgage Servicer:**  
Ditech Financial LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
345 St. Peter Street,  
St. Paul, MN 55102

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**Date of Sale:** 2/6/2018

**Earliest Time Sale Will Begin:** 12:00PM

**Place of Sale of Property:** THE SOUTH DOOR OF THE DISTRICT COURT BUILDING 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

*Sheryl LaMont 12-28-17*  
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Cole D. Patton or Deanna Segovia  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED**  
3:52 PM  
DEC 28 2017

CHRISTIE WAKEFIELD  
CLERK COUNTY COURT  
BY *[Signature]*  
LEON COUNTY, TEXAS  
*Courtney Spence*

**MH File Number:** TX-17-34479-POS  
**Loan Type:** Conventional Residential

699

EXHIBIT "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 10.00 acres in the J. E. Boykin Survey A-1067 and William Gray Survey A-304 in Leon County, Texas and being a part of 15.650 acre Tract 1 and a 15.650 acre Tract 2 deeded from Billy Wayne Kent, et ux to Tyson Henson dated September 7, 2004 and recorded in Volume 1183, Page 440 of the Leon County Official Records in Leon County, Texas and said 10.00 acre tract being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found iron pin for corner in the North Right-of-way line of State Highway No. 164 recorded in Volume 122, Page 264 of the Leon County Deed Records and same being the Southeast corner of the said Tract 1 and same being the Southwest corner of a 3.08 acre tract recorded in Volume 543, Page 443 of the Leon County Official Records and same being in the Northwest line of the J. Walker Survey A-921 and same being the Southeast line of the J. E. Boykin Survey A-1067, whence a found T iron bears South 28 deg 05' 55 West 4.36 feet;

THENCE North 84 deg 05' 35" West with the North Right-of way line of State Highway No. 164 and with the South line of the said Tract 1 a distance of 216.20 feet to a found iron pin for corner in the said line and same being in the Southwest corner of the said Tract 1 and same being the Southeast corner of the said Tract 2 and same being in a Northwest line of the J. E. Boykin Survey A-1067 and same being in the Southeast line of the William Gray Survey A-304;

THENCE North 5 deg 09' 41" West a distance of 1,083.17 feet to a set 1/2 inch rebar for corner in the Northeast line of the said Tract 1 and J. E. Boykin Survey A-1067 and in the Southwest line of a 46.724 acre tract recorded in Volume 997, Page 791 of the Leon County Official Records and J. M. Baker Survey A-1069;

THENCE South 59 deg 03' 29" East generally with a fence and with the Southwest line of the said 46.724 acre tract and J. M. Baker Survey A-1069 and with the Northeast line of the said Tract 1 and J. E. Boykin Survey A-1067 a distance of 818.44 feet to a set 1/2 inch rebar for corner at an old fence corner in the Northwest line of the J. Walker Survey A-921 and said 3.08 acre tract and same being the South corner of the said 46.724 acre tract and J. M. Baker Survey A-1069 and same being the East corner of the said Tract 1 and J. E. Boykin Survey A-1067;

THENCE South 29 deg 47' 39" West generally with a fence and with the Northwest line of the said 3.08 acre tract and J. Walker Survey A-921 and with the Southeast line of the said Tract 1 and J. E. Boykin Survey A-1067 a distance of 783.82 feet to the PLACE OF BEGINNING.

Contains 10.00 acres of land.

Bearings are referenced to the South line of a 15.650 acre, Tract 1, recorded in Volume 1183, Page 440 of the Leon County Official Records.