

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WINKLER County

Deed of Trust Dated: June 30, 2006

Amount: \$28,450.00

Grantor(s): FELIPE M SUBIA and LLOLANDA SUBIA

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: M & T BANK

Mortgagee Address: M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Recording Information: Document No. B80507

Legal Description: LOT FIVE (5), BLOCK THREE (3), OF THE REPLAT OF ROYALTY PLACE ADDITION TO THE TOWN OF KERMIT, WINKLER COUNTY, TEXAS, AS RECORDED IN VOLUME 96, PAGE 214, DEED RECORDS, WINKLER COUNTY, TX.

Date of Sale: March 7, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WINKLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

STEFANIE MORGAN OR JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, SHELLEY NAIL, LANELLE LYNCH, DONNA TROUT OR KRISTINA MCCRARY have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

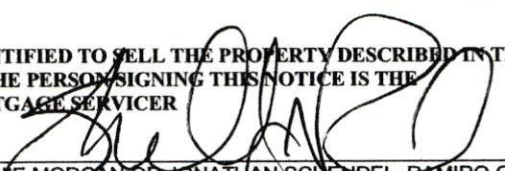
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-017534



STEFANIE MORGAN OR JONATHAN SCHENDEL, RAMIRO CUEVAS,
FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST,
KRISTIE ALVAREZ, SHELLEY NAIL, LANELLE LYNCH, DONNA TROUT
OR KRISTINA MCCRARY
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

POSTED
THIS 26th DAY OF Jan, 2017
AT 11:55 O'CLOCK A. M.
Shethelia Reed
SHEHELIA REED, COUNTY CLERK
WINKLER COUNTY, TEXAS

TRUSTEE'S NOTICE OF SALE

Date: January 31, 2017
Trustee: Deidrea Payne
Lender: Sylvester D. Alarcon
Note: \$36,000.00

Deed of Trust

Date: February 15, 2016
Grantor: Eddie Guardiola
Lender: Sylvester D. Alarcon
Recording Information: C17766, OPR, Winkler County, Texas
Property: All of Lot 23, Block 4, Walton Place Addition, an Addition to the City of Kermit, Winkler County, Texas.

County: Winkler

Date of Sale (first Tuesday of month): March 7, 2017

Time of Sale: 11:00 o'clock a.m.

Place of Sale: South Steps, Winkler County Courthouse, Kermit, Texas

Deidrea Payne is Trustee under the Deed of Trust and Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.


Deidrea Payne, Trustee

POSTED
THIS 31st DAY OF Jan, 2017
AT 1:05 O'CLOCK P M
Shethelia Reed
SHEHELIA REED, COUNTY CLERK
WINKLER COUNTY, TEXAS
BY Debra Winkler
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WINKLER County

Deed of Trust Dated: November 10, 2011

Amount: \$75,242.00

Grantor(s): NOELIA MENDOZA and PATRICIO MORALES, JR.

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. C7205

Legal Description: LOT 5, BLOCK C, BROWN AND ALTMAN ADDITION, CITY OF KERMIT, WINKLER COUNTY, TEXAS ACCORDING TO THE PLAT RECORDS THEREOF IN VOLUME 117, PAGE 162, PLAT RECORDS, WINKLER COUNTY, TEXAS

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Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016945


SHELLEY NAIL OR KRISTINA MCCRARY, LANELLE LYNCH OR
DONNA TROUT
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

POSTED
THIS 2nd DAY OF Feb, 2017
AT 1:37 O'CLOCK 0 M
Shethelia Reed
SHEHELIA REED, COUNTY CLERK
WINKLER COUNTY, TEXAS
BY Debra Wilson
DEPUTY