

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WARD County
Deed of Trust Dated: August 25, 2004
Amount: \$45,600.00
Grantor(s): JOE L. MUNOZ

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.
Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2004-24CB)

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 1666

Legal Description: THE NORTH 33.33 FEET OF LOT THREE (3) AND THE SOUTH FIFTY FEET (S 50') OF LOT FOUR (4), BLOCK TWO (2), KAY SUBDIVISION, AND ADDITION TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WARD COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 24 OF THE PLAT RECORDS, WARD COUNTY, TEXAS.

Date of Sale: October 3, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WARD 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.

SHELLEY NAIL OR KRISTINA MCCRARY, LANELLE LYNCH OR DONNA TROUT 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.

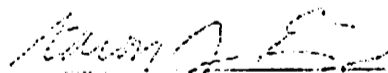
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

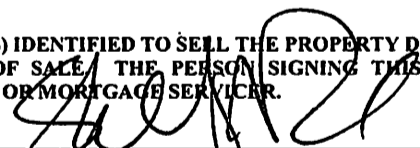
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE'S ATTORNEY.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-012403


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

POSTED
Time: 1:10 pm
AUG 17 2017

DENISE VALLES
CLERK COUNTY COURT, WARD CO., TEXAS
Clerk: 