

Filed 27 day of NOV
in 1035, At A M.
BARBARA VANSA
County Clerk, Milam County, Texas
By [Signature]
Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MILAM County

Deed of Trust Dated: November 25, 2015

Amount: \$152,192.00

Grantor(s): BROOKE RICHEY and JONATHAN RICHEY

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

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

Recording Information: Volume 1271, Page 742

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: January 2, 2018 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

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

PETE FLOREZ OR AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, JOHN LATHAM, MICHAEL LATHAM, JOHN W. LATHAM, BRETT ADAMS, PAMELA THOMAS, EVAN PRESS OR PETE FLORES 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 MORTGAGE SERVICER

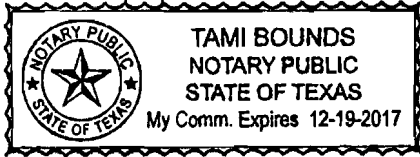
[Signature]
MICHAEL D. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-005823

[Signature]
PETE FLOREZ OR AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, DAN HART, JOHN LATHAM, MICHAEL LATHAM, JOHN W. LATHAM, BRETT ADAMS, PAMELA THOMAS, EVAN PRESS OR PETE FLORES
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS

COUNTY OF MILAM

Before me, the undersigned authority, on this 27th day of November, 2017 personally appeared Michael Latham known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Tami Bounds
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-005823

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Rockdale, County of Miami, State of TX, and is described as follows:

Being 6.446 acres of land, more or less, lying and being situated in Miami County, Texas, out of the Juan Jose Acosta 5 League, Abstract 1, and being a portion of a 55.936 acre tract described in Deed recorded in Volume 438, Page 240 of the Deed Records of Miami County, Texas, said 6.446 acres being the same property described in Deed recorded in Volume 945, Page 540 of the Deed Records of Miami County, and being more particularly described by metes and bounds as follows:

Beginning at a point on the centerline of County Road 434 Loop, a 60 foot Right-of-Way Easement, for the Northwest corner of this 6.446 acres, from which a 1/2 inch iron rod found bears South 11 degrees 21 minutes 34 seconds East (called South 11 degrees 08 minutes 56 seconds East) a distance of 24.99 feet (25.00 feet) for a witness pin on the South line of said Right-of-Way Easement, said point also being the North corner of the Jeffrey L. Fox, et ux 0.024 acres (Volume 748, Page 634), same also being the POINT OF BEGINNING;

THENCE along the centerline of said County Road 434 Loop and the Northwest line of this 6.446 acres the following courses and distances:

North 80 degrees 15 minutes 10 seconds East, a distance of 120.13 feet (called 120.08 feet) to a point for an angle point of this 6.446 acres; and,

North 85 degrees 29 minutes 10 seconds East, a distance of 69.47 feet to a point for the North corner of this 6.446 acres, same being the Northwest corner of the Derral L. Gibson, et ux 16.952 acres (Volume 748, Page 643);

THENCE departing the centerline of said County Road 434 Loop and along the line common to this 6.446 acres and said Gibson 16.952 acres, South 15 degrees 57 minutes 44 seconds East, a distance of 1,569.28 feet (called 1,569.25 feet), passing a 1/2 inch iron rod found for a witness pin on the South line of said Road Easement at 25.81 feet (25.78 feet), to a 1/2 inch iron rod found for the Southeast corner of this 6.446 acres, same being on the North line of the Lee Ann Jenkins 131.370 acres (Volume 1046, Page 521) at the South corner of said Gibson 16.952 acres;

THENCE along the line common to this 6.446 acres and said Jenkins 131.370 acres, North 69 degrees 22 minutes 32 seconds West (called North 70 degrees 00 minutes 00 seconds West), a distance of 241.16 feet (238.97 feet), passing a 1/2 inch iron rod found 0.68 feet South of line for the Northwest corner of the Jenkins 131.370 acres at 194.16 feet, to a 1/2 inch iron rod found for the South corner of this 6.446 acres, same being on the North line of the Sandra A. Kleschnick 143.000 acres;

THENCE departing the North line of said Kleschnick 143.000 acres and along the line common to this 6.446 acres and said Fox 0.024 acres, North 18 degrees 57 minutes 44 seconds West, a distance of 1,452.16 feet (called 1,453.53 feet) to the POINT OF BEGINNING, and containing 6.446 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.