

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN AUGUSTINE County
Deed of Trust Dated: June 13, 2014
Amount: \$89,892.00
Grantor(s): JAY CARL HOLDEN

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: Document No. 00053007 and re-recorded in Book 303, Page 38

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: January 2, 2018 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 SAN AUGUSTINE 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.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON, RONNIE HUBBARD 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.


Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-005306


AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE OR ALLAN JOHNSTON, RONNIE HUBBARD
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD *and Posted*
November 27 2017
AT 11:50 O'CLOCK A.M.
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY Caylon Drake
DEPUTY

Exhibit "A"

Being 5.489 acres of land out of Abstract 282, Southern Pacific Railway Company, Section 17, San Augustine County, Texas, and being all of that "Tract No. 1" of 4.48 acres and that "Tract No. 2" of 1 acre described in a "Warranty Deed" from Lisa Lynette Carrell to Larry Fletcher Carrell dated August 28, 1998 and recorded in Volume 298, Page 653 of the Deed Records of San Augustine County, Texas, said 5.489 acres being more fully described as follows:

Beginning at the Northwest corner of the above described 4.48 acre tract, an iron stake found for corner;

Thence North $89^{\circ} 25' 05''$ East, 260.52 feet to the Northeast corner of the said 4.48 acre tract, an iron found for corner;

Thence South $01^{\circ} 02' 00''$ East, 916.88 feet to the Southeast corner of the said 4.48 acre tract, an iron stake capped "MCS 2047" set for corner in the centerline of County Road 3620;

Thence South $89^{\circ} 00' 00''$ West, with the centerline of the said County Road, and passing the most Southerly Southwest corner of the said 4.48 acre tract same being the Southeast corner of the above described 1 acre tract, 260.52 feet to the Southwest corner of the said 1 acre tract, a railroad spike found for corner;

Thence North $01^{\circ} 02' 02''$ West, 417.35 feet to the Northwest corner of the said 1 acre tract same being the most Northerly Southwest corner of the said 4.48 acre tract, an iron stake found for corner;

Thence North $01^{\circ} 01' 58''$ West, with the West line of the said 4.48 acre tract, 601.43 feet to the Place of Beginning containing 5.489 acres of land.