

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 OCT 11 PM 12:47
F3 BY: DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: September 28, 2016

Amount: \$117,012.00

Grantor(s): JAMES JONES

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. 2016-12859

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: December 4, 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 HUNT 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.

JONATHAN HARRISON OR RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, TONYA WASHINGTON OR CHERYL HARRIS 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.

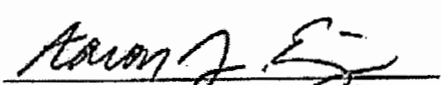
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

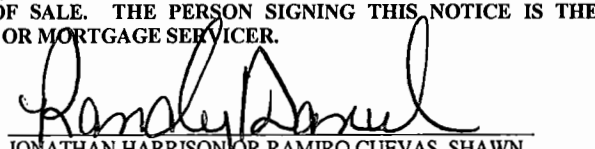
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-006332


JONATHAN HARRISON OR RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, TONYA WASHINGTON OR CHERYL HARRIS
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

LEGAL DESCRIPTION

BEING a tract or parcel of land situated within Hunt County, Texas, being all of Lot 24 and part of Lot 23 of GARMON'S NORTH TAWAKONI ADDITION, REVISED, an addition to Hunt County, Texas as recorded in Volume 400 at Page 433 in Cabinet A on Slide 256 of the Plat Records of Hunt County, Texas, also being all of a 0.390 acre tract of land as described in a Warranty Deed with Vendor's Lien from Daniel Hogue and Julie Hogue to James K. Francis and Teresa A. Francis as recorded in Volume 712 at Page 498 of the Official Public Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of said 0.390 acre tract on the north line of Hunt County Road No. 3524;
THENCE N 00°10'55" W along the west line of said 0.390 acre tract, a distance of 120.00 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 0.390 acre tract;
THENCE N 89°59'59" E along the north line of said 0.390 acre tract, a distance of 121.22 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 0.390 acre tract on the west Right-of-Way of Farm-to-Market Road No. 2947, said corner being at the existing southeast corner of a 1.800 acre tract as conveyed to Robert Walsh as recorded in Volume 1243 at Page 663 of the Official Public Records of Hunt County, Texas, said corner also being in the beginning of a curve to the right having a central angle of 05°14'03", a radius of 1382.39 feet with a chord bearing of S 18°05'45" E and a chord distance of 126.24 feet,
THENCE in the Southeasterly direction, along said curve to the right and the west Right-of-Way of Farm-to-Market Road No. 2947, an arc length of 126.28 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 0.390 acre tract, said corner being at the intersection of the west Right-of-Way of Farm-to-Market Road No. 2947 and the north line of Hunt County Road No. 3524;
THENCE N 90°00'00" W along the south line of said 0.390 acre tract and the north line of Hunt County Road No. 3524, a distance of 160.05 feet returning to the Point of Beginning and containing 0.390 acre of land and being known as No. 4191 Hunt County Road No. 3524.