

FILE FOR RECORD
ENNIFER LINDENZWEIG
CLERK HUNT CO. TX

19 OCT 10 AM 11:25

BY: _____
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: August 31, 2017

Amount: \$169,000.00

Grantor(s): BRIGHID DINAN and MATTHEW MERRIFIELD

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. 2017-12141

Legal Description: SEE EXHIBIT "A"

Date of Sale: November 5, 2019 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, AURRA CAMPOS, RONDA TYLER, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, JAMI HUTTON, LISA BRUNO 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.

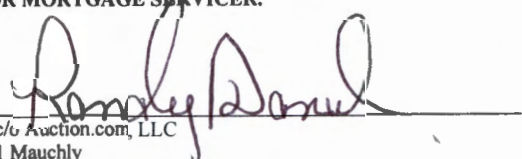
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-006320



c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, HUNT COUNTY, TEXAS, AND BEING SAME CALLED 5.06 ACRES TRACT OF LAND CONVEYED TO LORENA MEJIA BY DEED RECORDED IN VOLUME 2017, PAGE 1513, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT AND BEING A CALLED 11.62 ACRE TRACT OF LAND CONVEYED TO JACKIE R. DANIEL & LOUISE DANIEL BY DEED RECORDED IN VOLUME 893, PAGE 358, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS AND BEING IN THE EAST LINE OF A CALLED 30.765 ACRE TRACT OF LAND CONVEYED TO EDWARD T. MCGUIRE BY DEED RECORDED IN VOLUME 1122, PAGE 121, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 89° 35' 35" EAST ALONG THE SOUTH LINE OF SAID CALLED 11.62 ACRE TRACT, A DISTANCE OF 1598.23 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST R.O.W. LINE OF F.M. HIGHWAY NO. 1565 AND THE SOUTHEAST CORNER OF A CALLED 9.92 ACRE TRACT OF LAND CONVEYED TO WESLEY P. SMITH BY DEED RECORDED IN VOLUME 2014, PAGE 3644, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 00° 48' 25" WEST WITH SAID WEST R.O.W. LINE OF F.M. HIGHWAY NO. 1565, A DISTANCE OF 36.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID SUBJECT TRACT AND THE MOST NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO JEFFERY T. EDNEY BY DEED RECORDED IN VOLUME 848, PAGE 146, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 54° 44' 43" WEST WITH A NORTHEAST LINE OF SAID CALLED 2.00 ACRE TRACT, A DISTANCE OF 28.00 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I." FOR CORNER;

THENCE NORTH 89° 35' 35" WEST WITH A NORTH LINE OF SAID CALLED 2.00 ACRE TRACT, A DISTANCE OF 487.57 FEET TO A POINT FOR CORNER AND BEING THE NORTHWEST CORNER OF A CALLED 0.9996 ACRE TRACT OF LAND CONVEYED TO JEFFERY T. EDNEY AND KRISTI A. EDNEY BY DEED RECORDED IN VOLUME 1789, PAGE 417, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, FOR WHICH A 1/2" IRON ROD FOUND, BEARS SOUTH 14° 21' 31" WEST, 0.71 FEET;

THENCE SOUTH 00° 00' 54" WEST WITH THE WEST LINE OF SAID CALLED 0.9996 ACRE TRACT, A DISTANCE OF 174.35 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE NORTH LINE OF A CALLED 15.0 ACRE TRACT OF LAND CONVEYED TO REFUGIO REYES ALVAREZ AND GRISELDA CERVANTES BY DEED RECORDED IN VOLUME 332, PAGE 800, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 89° 27' 00" WEST WITH THE NORTH LINE OF SAID CALLED 15.0 ACRE TRACT, A DISTANCE OF 1089.51 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, FOR WHICH A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "STOVALL & ASSOC., BEARS NORTH 09° 59' 22" WEST, 14.35 FEET AND BEING IN THE EAST LINE OF SAID CALLED 30.765 ACRE TRACT;

THENCE NORTH 00° 40' 18" EAST WITH THE EAST LINE OF SAID CALLED 30.765 ACRE TRACT, A DISTANCE OF 191.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 220,445.9 SQ.FT. OR 5.06 ACRES OF LAND.