

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/30/2020

Grantor(s)/Mortgagor(s):
CHRISTIAN MCDONOUGH, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2020-06851

Property County:
HUNT

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111

Legal Description: BEING A 2.522 ACRE TRACT OF LAND SITUATED IN THE JOSEPH PREWITT SURVEY, ABSTRACT NO. 851, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MELVIN J. JOSLIN, AS RECORDED IN VOLUME , 797, PAGE 608, DEED RECORDS, HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: 7/5/2023

Earliest Time Sale Will Begin: 1:00:00 PM

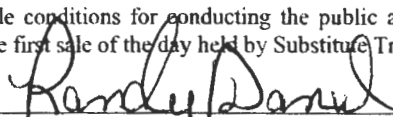
Place of Sale of Property: 2507 Lee St., Greenville, Hunt, TX, 75401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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 immediately.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Randy Daniel, Cindy Daniel
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
at 9:27 o'clock A M

APR 27 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

MH File Number: TX-23-97580-POS
Loan Type: FHA

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 2.522 acre tract of land situated in the Joseph Prewitt Survey, Abstract No. 851, Hunt County, Texas, being all that certain tract of land described in Deed to Melvin J. Joslin, as recorded in Volume 797, Page 608, Deed Records, Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the common West corner of said Joslin Tract and that certain tract of land described in Deed to Ted Whitworth, as recorded in Volume 296, Page 699, said Deed Records, said iron rod being in County Road 2656;

THENCE North $01^{\circ} 10' 15''$ West (Deed = North), a distance of 333.01 feet (Deed = 330 feet) along said County Road 2656 to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the common corner of said Joslin Tract, that certain tract of land described in Deed to Max D. Holcomb, as recorded in Volume 156, Page 740, said Deed Records, and that certain tract of land described in Deed to Efrain Vasquez and Adriana Munoz, as recorded in Instrument No. 2017-13736, said Deed Records, said iron rod being the intersection of said County Road 2656 and County Road 2658;

THENCE East, a distance of 330.00 feet along the common line of said Joslin and Vasquez/Munoz Tracts and along said County Road 2658 to a 1/2-inch iron rod found from which a 3/8-inch iron rod found bears South $09^{\circ} 16' 32''$ East - 22.05 feet, said 1/2-inch iron rod found being the common North corner of said Joslin Tract and that certain tract of land described in Deed to Andres Reyes Revilla and Sofia Torres Revilla, as recorded in Volume 1433, Page 114, said Deed Records;

THENCE South $01^{\circ} 10' 15''$ East (Deed = South), passing a 1/2-inch iron rod found at a distance of 21.65 feet and continuing a total distance of 333.01 feet (Deed = 330 feet) along the common line of said Joslin and Revilla Tracts to a 1/2-inch iron rod found at the common South corner of said Joslin and Revilla Tracts;

THENCE West, passing a 1/2-inch iron rod found at a distance of 310.62 feet and continuing a total distance of 330.00 feet along the common line of said Joslin Tract and aforesaid Whitworth Tract to the POINT OF BEGINNING and containing 109,871 square feet or 2.522 acres of land.