

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/10/2013	Grantor(s)/Mortgagor(s): CINDY SPRUILL, AN UNMARRIED WOMAN
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: 2013-8136	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
Date of Sale: 10/1/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

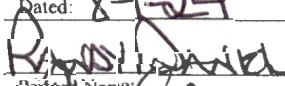
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

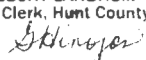
Dated: 7/25 2024

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 8-1-24

 Randy Daniel
 Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

FILED FOR RECORD
at 10 15 o'clock A M

AUG 01 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

MH File Number: TX-24-103220-POS
Loan Type: FHA

Exhibit A

All that certain lot, tract or parcel of land situated in the J. Wallace Survey, Abstract No. 1125, Hunt County, Texas, and being part of Garman's North Trawakoni Addition Revised as recorded in Volume 400, Page 337 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed to Donald Avrit as recorded in Document No. 2012-10452 of the Real Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of County Road No. 3524 at the Northwest corner of said Avrit tract, said point also being at the Southwest corner of a tract of land described in a Deed to Greta L. Starnster as recorded in Doc. No. 2010-7003 of the R.R.H.C.T.;

THENCE S. 88 deg. 56 min. 55 sec. E. with the South line of said Starnster tract, a distance of 126.40 feet to a 1/2" iron rod found for corner at the Southeast corner of said Starnster tract and being the Northeast corner of said Avrit tract;

THENCE S. 00 deg. 13 min. 38 sec. E. with the East line of said Avrit tract, a distance of 93.52 feet to a 1/2" iron rod with cap stamped "Stovall" found for corner in a fence line;

THENCE S. 00 deg. 01 min. 05 sec. W. with the East line of said Avrit tract, a distance of 25.44 feet to a 1/2" iron rod found for corner at the Southeast corner of said Avrit tract;

THENCE N. 89 deg. 23 min. 35 sec. W. (Directional Control Line) with the South line of said Avrit tract, a distance of 123.12 feet to a 1/2" iron rod with cap stamped "Stovall" found for corner at the Southwest corner of said Avrit tract and being in the East line of said road;

THENCE N. 01 deg. 43 min. 59 sec. W. with the East line of said road, a distance of 120.04 feet to the POINT OF BEGINNING and containing 0.342 acres of land more or less.