

202003

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

20 JAN 23 PM 1:57

MARION County

Deed of Trust Dated: April 20, 2017

Amount: \$78,551.00

Grantor(s): ANGILE SMITH and LARRY SMITH

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION


Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 879

Legal Description: SEE EXHIBIT A

VICKIE SMITH
CO. CLERK, MARION CO

BY:  DEPUTY

Date of Sale: March 3, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MARION 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.

ROBERT LAMONT OR DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, SHERYL LAMONT, TERRI WORLEY, SHAWN SCHILLER, DARLA BOETTCHER, ALLAN JOHNSTON, RONNIE HUBBARD, PATRICK ZWIERS, JONATHAN HARRISON, DANA KAMIN, AURORA CAMPOS, LISA BRUNO, CAROL HAMPTON, LISA DELONG, RAMIRO CUEVAS, IRENE LINDSAY OR JEFFREY HAMPTON 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.



Anthony Anna Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-007990



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor Robert LaMont 0123-20
Irvine, CA 92602

Exhibit "A"

A certain 1.671 acres, more or less, tract of land located in the Lewis Needham Survey, A-301, in Marion County, Texas, this tract coming out of a 132.07 acres tract described in Volume 854, Page 310. This tract being more particularly described as follows and as shown as on Dave Hamilton Mapping and Surveying Plat #1355, dated 03/15/17; North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by G.P.S. observations along the monumented South Right of Way of State Hwy. 49. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Marion County, Texas;

COMMENCING at a 1/2" Iron Rod found on the South Right of Way of State Hwy. 49 for the Northwest corner of said 132.07 acres tract from which bears a Concrete Right of Way Marker South 71 deg. 20 min. East 3.3 feet;

THENCE: South 71 deg. 20 min. East 621.6 feet along said Right of Way and the North line of said 132.07 acres tract to a 1/2" Iron Rod with cap #5154 (typical) set for the Northwest corner of this tract, the Point of Beginning;

THENCE: South 17 deg. 20 min. East 416.3 feet along said Right of Way and said North line to a 1/2" Iron Rod (typical) set for the Northeast corner of this tract from which bears a 5/8" Iron Rod found on said Right of Way South 71 deg. 20 min. East 945.9 feet;

THENCE: South 19 deg. 33 min. West 252.9 feet along a new line to a 1/2" Iron rod (typical) set for the Southeast corner of this tract;

THENCE: North 62 deg. 10 min. West 78.6 feet along a new line to a 1/2" Iron Rod (typical) set for an Angle corner of this tract;

THENCE: North 47 deg. 59 min. West 194.8 feet along a new line to a 1/2" Iron Rod (typical) set at a fence corner for an angle corner of this tract;

THENCE: North 41 deg. 13 min. West 109.0 feet along a new line and with a fence to a 1/2" Iron Rod (typical) set for an Angle corner of this tract;

THENCE: North 19 deg. 24 min. West 100.1 feet along a new line and with said fence to a 1/2" Iron Rod (typical) set for an Angle corner of this tract;

THENCE: North 18 deg. 40 min. East 29.8 feet along a new line and with said fence to the Point of Beginning.

STATE OF TEXAS	COUNTY OF MARION	FILED FOR RECORD
I hereby certify that this instrument was filed on		Apr 21, 2017 03:46P
the date and time stamped hereon by me and		
was duly recorded in the volume and page of the		
advised records of Marion County, Texas as stamped	OFFICIAL PUBLIC RECORDS	VICKIE SMITH,
hereon by me.		COUNTY CLERK
		MARION COUNTY, TEXAS
Apr 21, 2017 03:46P		By
VICKIE SMITH, COUNTY CLERK		Kim Wise
MARION COUNTY, TEXAS		DEPUTY