

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/30/2021

Grantor(s)/Mortgagor(s):
JOHN CODY CAMERON, A MARRIED MAN AND
ASHLYN CAMERON, HIS WIFE
Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2021004757

Property County:
CASS

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: LOT TWELVE (12) AND LOT THIRTEEN (13) OF FOREST ACRES ADDITION, A SUBDIVISION IN
CASS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 66 OF
THE PLAT RECORDS OF CASS COUNTY, TEXAS.

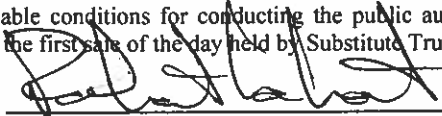
Date of Sale: 6/6/2023 **Earliest Time Sale Will Begin:** 10:00:00 AM

Place of Sale of Property: 100 Houston St., Linden, Cass, TX, 75563 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.



Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl
LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos,
Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla
Boettcher, Dana Kamin, Lisa Bruno, Auction.com
or Thuy Frazier Posted March 30, 2023
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

CLERK COUNTY CLERK
AMY L. VARNELL
2023 MAR 30 AM 11:21
RECORD

MH File Number: TX-23-97082-POS
Loan Type: VA