

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**FREESTONE County**  
**Deed of Trust Dated:** June 6, 2014  
**Amount:** \$405,000.00  
**Grantor(s):** SEAN PEW and SHAWNDA PEW

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA COPORATION  
**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. 01401862

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT SIXTEEN (16) AND LOT SEVENTEEN (17), OF THE SEPTEMBER SOUND SUBDIVISION, FREESTONE COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN CABINET B, ENVELOPE 86, PLAT RECORDS, FREESTONE COUNTY, TEXAS.

**Date of Sale:** August 1, 2017 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the FREESTONE 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 SHARON ST. PIERRE, SHERYL LAMONT, DAVID SIMS OR ALLAN JOHNSTON, RONNIE HUBBARD, LORI GARNER 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.

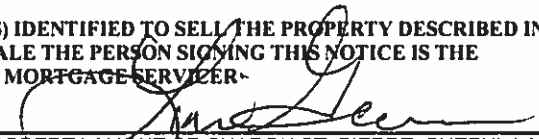
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICE

  
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KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-010564

  
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ROBERT LAMONT OR SHARON ST. PIERRE, SHERYL LAMONT,  
DAVID SIMS OR ALLAN JOHNSTON, RONNIE HUBBARD, LORI  
GARNER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jun 22, 2017 AT 03:08P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 142078  
By: Alicia Doggett, Deputy