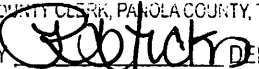


FILED FOR RECORD
IN MY OFFICE
AT 9:54 O'CLOCK a M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County
Deed of Trust Dated: July 12, 2018
Amount: \$134,027.00
Grantor(s): JONATHAN BROWN and KYLIE DENNARD

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY:  DEPUTY

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
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. 210433

Legal Description: BEING 0.50 ACRES OF LAND SITUATED IN THE EDWIN SMITH SURVEY, A-601, PANOLA COUNTY, AND BEING ALL OF LOT 132 AND 133 AND THE WEST 1/2 OF LOT 134 ACCORDING TO THE MAP OF THE CITY OF BECKVILLE RECORDED IN VOLUME 3, PAGE 397, OF THE PANOLA COUNTY PLAT RECORDS (PCPR), SAID 0.50 ACRES BEING MORE PARTICULARLY DESCRIBE BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: April 2, 2019 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 PANOLA 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.

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONDA TYLER, RONNIE HUBBARD, AURORA CAMPOS, JONATHAN HARRISON, DANA KAMIN, LISA BRUNO, MERYL OLSEN, TERRI WORLEY, LISA DELONG, PAT WALKER, SUE SPASIC, ZORAN SPASIC, VANESSA MCHANEY 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2018-008432



SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS,
SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL
HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHAWN
SCHILLER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONDA
TYLER, RONNIE HUBBARD, AURORA CAMPOS, JONATHAN
HARRISON, DANA KAMIN, LISA BRUNO, MERYL OLSEN,
TERRI WORLEY, LISA DELONG, PAT WALKER, SUE SPASIC,
ZORAN SPASIC, VANESSA MCHANEY OR JEFFREY
HAMPTON

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC

3220 El Camino Real 1st Floor

Irvine, CA 92602

STATE OF TEXAS

COUNTY OF PANOLA

Before me, the undersigned authority, on this ____ day of _____, personally appeared _____, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-008432

"EXHIBIT A"

Being 0.50 acres of land situated in the Edwin Smith Survey, A-601, Panola County, and being all of Lot 132 and 133 and the west 1/2 of Lot 134 according to the map of the City of Beckville recorded in Volume 3, Page 397 of the Panola County Plat Records (PCPR), said 0.50 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 60D Nail with metal washer stamped "MTX Surveying" set at the northwest corner of said Lot 132, same being at the northeast corner of Lot 131 and in the south margin of Adams Street;

THENCE N 67° 13' 16" E, along said south margin of Adams Street, passing the northeast corner of said Lot 132 and the northwest corner of Lot 133, also passing the northeast corner of Lot 133 and the northwest corner of Lot 134 and continuing on for an overall total distance of 125.00 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set in the north line of said Lot 134, from which a found Railroad Spike found for the northeast corner of Lot 137, bears N 67° 13' 16" E, 175.00 feet;

THENCE S 22° 43' 13" E, over and across the said Lot 134, 175.17 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set in the south line of said Lot 134 and at the northeast corner of Lot 5 and the northwest corner of Lot 6;

THENCE S 67° 14' 12" W, along the common line between said Lot 134 and Lot 5 through Lot 1, passing the southwest corner of Lot 134 and the southeast corner of Lot 133, passing the southwest corner of Lot 133 and the southeast corner of Lot 132, at a distance of 97.14 feet passing a 1/2" iron pipe found and continuing on for an overall total distance of 125.00 feet to a 1/2" iron rod with plastic cap stamped "MTX Surveying" set at the northwest corner of Lot 1 and the southeast corner of Lot 131;

THENCE N 22° 43' 13" W, along the common line between said Lot 132 and said Lot 133, 175.14 feet to the PLACE OF BEGINNING and containing 0.50 acres of land, more or less.

STATE OF TEXAS COUNTY OF PANOLA
I hereby certify that this instrument was filed on
the date and time stamped hereon by me and
was duly recorded in the volume and page of the
named records of PANOLA County, Texas as stamped
hereon by me. OFFICIAL PUBLIC RECORDS

Jul 13, 2018 02:29P

Bobbie Davis, COUNTY CLERK
BY: Rokesia Hicks, Deputy
PANOLA COUNTY, TEXAS

FILED FOR RECORD

Jul 13, 2018 02:29P

Bobbie Davis, COUNTY CLERK
PANOLA COUNTY, TEXAS