

2018-73

FILED FOR RECORD

AT 11:36 O'CLOCK A M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County

Deed of Trust Dated: October 30, 2015

Amount: \$153,174.00

Grantor(s): ERIC STEELE and VALORIE STEELE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY Lori Garner DEPUTY

Original Mortgagee: GUILD MORTGAGE COMPANY

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. 00007679

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: October 2, 2018 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 NAVARRO 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.

SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, CINDY DANIEL, LORI GARNER, ALLAN JOHNSTON OR RONNIE HUBBARD 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.

Aaron J. Espinoza
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2016-018144

Lori Garner
SHARON ST. PIERRE OR ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, CINDY DANIEL, LORI GARNER, ALLAN JOHNSTON OR RONNIE HUBBARD
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

STATE OF TEXAS

COUNTY OF NAVARRO

Before me, the undersigned authority, on this 9th day of August, 2018, personally appeared Lori Garner, 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: 2016-018144

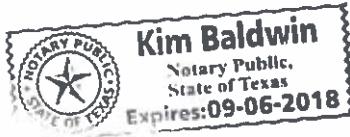


EXHIBIT A

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 3.373 ACRES SITUATED IN THE JORDAN JONES SURVEY, ABSTRACT NO.433, IN NAVARRO COUNTY, TEXAS, AND BEING PART OF A CALLED 21.302 ACRES TRACT DESCRIBED IN CONTRACT OF SALE AND PURCHASE BETWEEN THE TEXAS VETERANS LAND PROGRAM AND TERESA ANN BONDS ROPER, DATED JANUARY 4, 1996, AND RECORDED IN VOLUME 1329 PAGE 598, IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID 3.373 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT FOR THE EAST CORNER OF THIS TRACT AND THE CALLED 21.302 ACRES TRACT, AND IN THE SOUTH CORNER OF A CALLED 30.00 ACRES TRACT, VOLUME 1192 PAGE 492, AND IN THE NORTHWEST LINE OF A CALLED 15.789 ACRES TRACT, VOLUME 1551 PAGE 218, AND IN SE COUNTY ROAD 3110; THENCE SOUTH 61 DEGREES 10 MINUTES 40 SECONDS WEST ALONG THE SOUTHEAST LINE OF THIS TRACT AND THE CALLED 21.302 ACRES TRACT, AND THE NORTHWEST LINE OF THE CALLED 15.789 ACRES TRACT, AND ALONG A LINE IN SAID ROAD A DISTANCE OF 131.76 FEET TO A POINT FOR THE SOUTH CORNER OF THIS TRACT AND IN A CORNER OF A CALLED 17.876 ACRES TRACT,(BEING PART OF THE CALLED 21.302 ACRES TRACT), VOLUME 1713 PAGE 12; THENCE NORTH 67 DEGREES 26 MINUTES 39 SECONDS WEST ALONG THE SOUTHWEST LINE OF THIS TRACT AND A NORTHEAST LINE OF THE CALLED 17.876 ACRES TRACT, AND PASSING A 5/8 INCH ROD FOUND FOR WITNESS AT 25.98 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 502.23 FEET TO A 5/8 INCH ROD FOUND FOR THE WEST CORNER OF THIS TRACT AND A CORNER OF THE CALLED 17.876 ACRES TRACT; THENCE NORTH 41 DEGREES 15 MINUTES 22 SECONDS EAST ALONG THE NORTHWEST LINE OF THIS TRACT AND A SOUTHEAST LINE OF THE CALLED 17.876 ACRES TRACT, A DISTANCE OF 485.14 FEET TO A 5/8 INCH ROD FOUND FOR THE NORTH CORNER OF THIS TRACT, AND IN THE NORTHEAST LINE OF THE CALLED 21.302 ACRES TRACT, AND IN THE SOUTHWEST LINE OF THE CALLED 30.00 ACRES TRACT, AND IN A FENCE; THENCE SOUTH 29 DEGREES 38 MINUTES 52 SECONDS EAST GENERALLY ALONG SAID FENCE AND THE NORTHEAST LINE OF THIS TRACT AND THE CALLED 21.302 ACRES TRACT, AND THE SOUTHWEST LINE OF THE CALLED 30.00 ACRES TRACT, AND PASSING A 2 3/8 INCH IRON FENCE POST AT THE END OF SAID FENCE AT 518.59 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 550.93 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.373 ACRES OF LAND. ACCOUNT NUMBER: 40473.