

NOTICE OF SUBSTITUTE TRUSTEE SALE

RECEIVED BY LAMAR COUNTY CLERKS OFFICE ON THIS THE 21st DAY OF Sept, 2023

Deed of Trust Date: 3/14/2022	Grantor(s)/Mortgagor(s): DEBORAH BERRY, A SINGLE WOMAN.
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	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 191770-2022	Property County: LAMAR
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
Date of Sale: 12/5/2023	Earliest Time Sale Will Begin: 1:00 pm
Place of Sale of Property: Lamar County Courthouse, 119 North Main, Paris, TX 75460 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING ALL THAT CERTAIN TRACT OF LAND SITUATED ABOUT 5 MILES NORTH, 53 DEGREES EAST OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE WESLEY ASKINS SURVEY, ABSTRACT NO. 7, BEING THE CALLED 0.59 ACRE TRACT CONVEYED TO MATTHEW AND CHRISTENA SIMS BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 141310-2017, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8 INCH IRON PIN FOUND FOR CORNER, THE NORTHEAST CORNER OF SAID 0.59 ACRES AND THE SOUTHEAST CORNER OF A 0.62 ACRE TRACT CONVEYED TO DONNA SMALLWOOD BY DEED RECORDED IN VOLUME 1538, PAGE 234, OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS IN THE WEST LINE OF COUNTY ROAD NO. 42370 (ALLRED ROAD); THENCE SOUTH 36 DEGREES 36 MINUTES 29 SECONDS EAST WITH SAID WEST LINE A DISTANCE OF 150.02 FEET TO TO A 1/2 INCH IRON SOUTH PIN FOUND FOR CORNER, THE SOUTHEAST CORNER OF SAID 0.59 ACRE TRACT; THENCE SOUTH 52 DEGREES 43 MINUTES 34 SECONDS WEST WITH THE SOUTH LINE OF SAID 0.59 ACRES AND THE NORTH LINE OF A TRACT CONVEYED TO ASHLEY ENDSLEY BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 152541-2018 A DISTANCE OF 170.97 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER, THE SOUTHWEST CORNER OF SAID 0.59 ACRES; THENCE NORTH 36 DEGREES 14 MINUTES 38 SECONDS WEST WITH THE WEST LINE OF SAID 0.59 ACRES AND THE EAST LINE OF A TRACT CONVEYED TO F.D. AND BRENDA JACKSON BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 187916-2021 A DISTANCE OF 149.78 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER, THE NORTHWEST CORNER OF SAID 0.59 ACRES; THENCE NORTH 52 DEGREES 45 MINUTES 13 SECONDS EAST WITH THE NORTH LINE OF SAID 0.59 ACRES AND THE SOUTH LINE OF A TRACT CONVEYED TO ANTHONY ALLSTON BY DEED RECORDED IN VOLUME 945, PAGE 260, OF LAMAR COUNTY REAL PROPERTY RECORDS A DISTANCE OF 84.90 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER; THENCE NORTH 52 DEGREES 31 MINUTES 53 SECONDS EAST WITH THE NORTH LINE OF SAID 0.59 ACRES AND THE SOUTH LINE OF SAID SMALLWOOD TRACT A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.586 ACRES OF LAND

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiwers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com, Harriet Fletcher, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

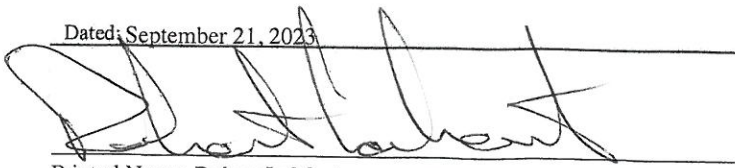
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

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.

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.

Dated: 9/20/2023

Dated: September 21, 2023


Printed Name: Robert LaMont
 Substitute Trustee
 c/o Auction.com

MH File Number: TX-23-99453-POS
Loan Type: Farm Loan



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Plano, TX 75075

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