

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/4/2022	Grantor(s)/Mortgagor(s): APRIL S MEGASON, A MARRIED PERSON AND CHRISTOPHER MEGASON, HER HUSBAND, AND MELODY K LONG, A SINGLE PERSON
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: 191403-2022	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: 2/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Sheryl LaMont, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Christine Wheelless, Kevin Key or Jay Jacobs, 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(1): 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: 1/13/2025

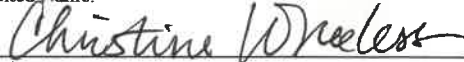


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 01-14-2025



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-105445-POS
Loan Type: FHA

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14 DAY OF Jan, 2025.

Exhibit "A"

Being all that certain tract of land situated about 8 miles North 55° East of the City of Paris, Lamar County, Texas, a part of the William H. Burton Survey, Abstract No. 46, being a part of Lot 40, Golf Club Estates No. 2 as shown by plat recorded in Envelope No. 240D of the Lamar County Plat Records being the same tract conveyed to Victor and Annie Tachtaul by deed recorded as Lamar County Document No. 139736-2017 and being further described as follows;

Beginning at a found bois'd'arc fence corner in the West line of County Road No. 43400, the Southeast corner of said Tachtaul Tract and the Northeast corner of a tract conveyed to Sharp Family Farm, Ltd. by deed recorded as Lamar County Document No. 090525-2011;

Thence West (basis of bearing per South line Lot 40, Envelope No. 240D Lamar County Plat Records) with said South line and the North line of said Sharp Tract a distance of 324.50 feet to a 3/8" iron pin found for corner, the Southwest corner of said Lot 40;

Thence North 0°27'30" East with the West line of said Lot 40 and the East line of Lot 41 of said addition a distance of 325.17 feet to a 3/8" iron pin found for corner in the South line of County Road No. 43340 and a curve to the left having a radius of 75.00 feet;

Thence Northeasterly with said curve and the Southeast line having a long chord bearing North 45°19'54" East 106.05 feet, and arc distance of 117.79 feet to a 3/8" iron pin found for corner;

Thence South 76°34'59" East with the North line of said Tachtaul Tract and the South line of a tract conveyed to Todd and Vivian Dishman by deed recorded in Volume 397, Page 330 of the Lamar County Real Property Records a distance of 248.85 feet to a 3/8" iron pin found for corner in the West line of County Road No. 43400, the Northeast corner of said Tachtaul Tract;

Thence South 0°44'22" East with said West line a distance of 342.00 feet to the point of beginning and containing 2.6785 acres of land.