

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 3/25/2022	<b>Grantor(s)/Mortgagor(s):</b> DEVIN WHITE, A MARRIED MAN AND KAITLYN WHITE, HIS WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> GUILD MORTGAGE COMPANY
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 192144-2022	<b>Property County:</b> LAMAR
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 2/4/2025	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> 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

Christine Wheelless

Printed Name:

Christine Wheelless

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

**MH File Number:** TX-24-105449-POS  
**Loan Type:** Conventional Residential

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

Exhibit "A"

Legal Description

**BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE TOWN OF BLOSSOM, LAMAR COUNTY, TEXAS, A PART OF THE MATTHIAS MOWERY SURVEY, ABSTRACT NO. 565, BEING THE SAME TRACT OF LAND CONVEYED TO DANNY AND LINDA SMITH BY DEED RECORDED IN VOLUME 57, PAGE 129 OF THE LAMAR COUNTY REAL PROPERTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON PIN SET FOR CORNER (CAPPED CHANEY 4057) IN THE NORTH LINE OF FAIRVIEW STREET (F. M. HIGHWAY NO. 194), THE SOUTHEAST CORNER OF SAID SMITH TRACT AND THE SOUTHWEST CORNER OF A TRACT CONVEYED TO DOLEAN THOMAS BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 069552-2009; THENCE NORTH 89 DEGREES 14' 44" WEST WITH SAID NORTH LINE A DISTANCE OF 101.49 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER, THE SOUTHWEST CORNER OF SAID SMITH TRACT; THENCE NORTH (BASIS OF BEARING PER WEST LINE VOL. 57, PG. 129 L. C. R. P. R.) WITH SAID WEST LINE AND THE EAST LINE OF A TRACT CONVEYED TO CHAD AND JERI BRAKEBILL BY DEED RECORDED IN VOLUME 580,**

**PAGE 115 OF THE LAMAR COUNTY REAL PROPERTY RECORDS A DISTANCE OF 186.89 FEET TO A FOUND FENCE CORNER, THE NORTHWEST CORNER OF SAID SMITH TRACT; THENCE SOUTH 88 DEGREES 54' 19" EAST WITH THE NORTH LINE OF SAID SMITH TRACT AND THE SOUTH LINE OF A TRACT CONVEYED TO ELIZABETH MAY BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 161864-2018 A DISTANCE OF 101.08 FEET TO A FOUND FENCE CORNER, THE NORTHEAST CORNER OF SAID SMITH TRACT; THENCE SOUTH 0 DEGREES 07' 37" EAST WITH THE EAST LINE OF SAID SMITH TRACT AND THE WEST LINE OF SAID THOMAS TRACT A DISTANCE OF 186.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.433 ACRES OF LAND.**