

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County

Deed of Trust Dated: November 22, 2016

Amount: \$88,762.00

Grantor(s): DARLENE HILL

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY LLC

Mortgagee Address: GUILD MORTGAGE COMPANY LLC, 5887 COPLEY DR. FLOORS 1, 3, 4, 5 and 6, SAN DIEGO, CA 92111

Recording Information: Document No. 138389-2016

Legal Description: LOT 11, BLOCK B, BLAKE ADDITION, AS SHOWN ON PLAT OF RECORD IN ENVELOPE 86-D, LAMAR COUNTY PLAT RECORDS; BEING THE SAME PROPERTY CONVEYED LINDA A. KAPP BY SPECIAL WARRANTY DEED OF RECORD IN CLERK'S INSTRUMENT NO. 113536-2014, LAMAR COUNTY OFFICIAL PUBLIC RECORDS. THE PROPERTY IS MORE FULLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF FOR ALL NECESSARY PURPOSES.

Date of Sale: January 5, 2021 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LAMAR 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.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, MURPHY HOWLE, SUE SPASIC, SHANNAH HOWLE, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN, SHAWN SCHILLER, IRENE LINDSAY, LISA BRUNO, ZORAN W. SPASIC 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: 2020-001172



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor Irvine, CA 92602
Robert LaMont 11-05-2020

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 5th DAY OF Nov., 2020.

Field Notes
1910 Fairfax Avenue

Being a 0.2059 acre (8,970 square foot) tract of land in the Isaiah Davis Survey, Abstract No. 479, in the City of Paris, Lamar County, Texas; being all of Lot 11, Block B of the Blake Addition, as recorded in Envelope 86-D of the Lamar County Plat Records (L.C.P.R.); and being all of that certain tract of land described in deed dated August 22, 2000, to Kathleen Cooper, recorded in Volume 1003, Page 275 of the Lamar County Real Property Records (L.C.R.P.R.); said 0.2059 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are referenced to South 45 deg. East assumed along the southwest right-of-way line of Fairfax Avenue):

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of Fairfax Avenue (50 feet wide per Envelope 86-D, L.C.P.R.) for the north corner of Lot 12 and that certain tract of land described in deed dated May 4, 1979, to Randy Jordan, recorded in Vol. 613, Pg. 763 of the Lamar County Deed Records (L.C.D.R.);

- 1.) THENCE South 45 deg. 00 min. 00 sec. West, along the common boundary line of said Lots 11 and 12, a distance of 115.00 feet to a point in the northeast boundary line of Lot 6 of said Blake Addition and that certain tract of land described in deed dated April 17, 2003, to Everlene Wallace, recorded in Vol. 1313, Pg. 132, L.C.R.P.R., for the south corner of the herein described tract, from which an existing chain link fence corner post bears North 00 deg. 33 min. East, a distance of 0.33 feet;
- 2.) THENCE North 45 deg. 00 min. 00 sec. West, along the northeast boundary line of said Lot 6, passing the north corner of said Lot 6 and the east corner of Lot 5 of said Blake Addition and that certain tract of land described in deed dated April 30, 2002, to Brandon Moore, recorded in Vol. 1190, Pg. 261, L.C.R.P.R., and continuing along the northeast boundary line of said Lot 5, passing the north corner of said Lot 5 and the east corner of Lot 4 of said Blake Addition and that certain tract of land described in deed dated August 10, 1994, to Garland Lamb, recorded in Vol. 470, Pg. 194, L.C.R.P.R., and continuing along the northeast boundary line of said Lot 4, a total distance of 78.00 feet to a 1/2-inch iron rod with cap set for the south corner of Lot 10 of said Blake Addition and that certain tract of land described in deed dated May 17, 1979, to Spencer Abbott, recorded in Vol. 614, Pg. 699, L.C.D.R.;
- 3.) THENCE North 45 deg. 00 min. 00 sec. East, along the common boundary line of said Lots 10 and 11, a distance of 115.00 feet to a 1/2-inch iron rod with cap set in the southwest right-of-way line of Fairfax Avenue, from which a 1 1/2-inch iron pipe found for the east corner of Lot 8 and the north corner of Lot 9 of said Blake Addition bears North 45 deg. West, a distance of 156.53 feet (call 156 feet);
- 4.) THENCE South 45 deg. 00 min. 00 sec. East (Reference Bearing), along the southwest right-of-way line of Fairfax Avenue, a distance of 78.00 feet to the POINT OF BEGINNING and containing 0.2059 acre of land.

Dennis E. Chalaire, certify that the above property description and the accompanying plat dated November 12, 2004, represent a survey made on the ground under my supervision.

Dennis E. Chalaire Date November 12, 2004
Dennis E. Chalaire, R.P.L.S. No. 5469



EXHIBIT A