

FILED FOR RECORD
IN MY OFFICE
AT 11:45 O'CLOCK AM

OCT 03 2019

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: December 15, 2016

Amount: \$97,206.00

Grantor(s): GABRIELLA JONES


Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

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. 199605

Legal Description: SEE EXHIBIT "A"

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

Date of Sale: December 3, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, PATRICK ZWIERS, DARLA BOETTCHER, SHAWN SCHILLER, ALLAN JOHNSTON, RAMIRO CUEVAS, RONDA TYLER, RONNIE HUBBARD, AURORA CAMPOS, JONATHAN HARRISON, DANA KAMIN, LISA BRUNO, MERYL OLSEN, TERRI WORLEY, LISA DELONG, PAT WALKER, SUE SPASIC, ZORAN SPASIC OR JEFFREY HAMPTON 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
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-008423



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Irvine, CA 92602

BEING 1.46 ACRES OF LAND, SITUATED IN THE SAMUEL DUNCAN SURVEY, A-158, PANOLA COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.373 ACRE TRACT ONE AND ALL OF A CALLED 3,754 SQUARE FEET TRACT TWO, DESCRIBED IN A DEED FROM RUFUS BAILEY JOHNSON TO DEANNA MARIE FRANKS JOHNSON, RECORDED IN VOL. 1822, PG. 153 PANOLA COUNTY OFFICIAL RECORDS (PCOR), SAID 1.46 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED AUSTIN SURVEYING AND MAPPING, FOUND FOR THE SOUTHWEST CORNER OF A CALLED KENNETH E. COTTON TRACT RECORDED IN VOL. 995, PG. 644, (PCOR), SAME BEING SITUATED ON THE NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY 149; THENCE N 52 DEGREES 27' 23" W, WITH THE COMMON NORTH EAST RIGHT OF WAY LINE OF STATE HIGHWAY 149 AND THE SOUTH LINE OF SAID 1.373 ACRE TRACT, 268.98 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED AUSTIN SURVEYING AND MAPPING FOUND THE SOUTHWEST CORNER OF SAID 1.373 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED JOHN E. BOYD, ET UX TRACT 5, RECORDED IN VOL. 1340, PG. 426, (PCOR), FROM WHICH A CHAIN LINK FENCE END POST BEARS S 66 DEGREES 08' 27" E 14.8 FEET; THENCE N 48 DEGREES 14' 33" E, WITH THE LINE BETWEEN SAID BOYD TRACT 5 AND SAID 1.373 ACRE TRACT 187.35 FEET TO 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID BOYD TRACT 5 AND AN ANGLE CORNER IN THE WEST LINE OF SAID 1.373 ACRE TRACT; THENCE N 55 DEGREES 16' 27" W, WITH THE NORTH LINE OF SAID BOYD TRACT 5 AND THE WEST LINE OF SAID 1.373 ACRE TRACT 19.45 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED AUSTIN SURVEYING AND MAPPING, FOUND IN A CHAIN LINK FENCE FOR THE SOUTHEAST CORNER OF A CALLED JOHN E. BOYD, ET UX TRACT 4, RECORDED IN VOL. 1340, PG. 426 (PCOR), AND AN ANGLE CORNER IN THE WEST LINE OF SAID 1.373 ACRE TRACT; THENCE N 37 DEGREES 59' 14" E, WITH THE EAST LINE OF SAID BOYD TRACT 4 AND THE WEST LINE OF SAID 1.373 SAME BEING GENERALLY WITH A CHAIN LINK FENCE 88.25 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED AUSTIN SURVEYING AND MAPPING, FOUND FOR THE NORTHEAST CORNER OF SAID BOYD TRACT 4 AND THE NORTHEAST CORNER OF SAID 1.373 ACRE TRACT; FROM WHICH A IRON FENCE CORNER POST BEARS S. 35 DEGREES 59' 54" W 7.3 FEET; THENCE S 55 DEGREES 30' 18" E, WITH THE NORTH LINE OF SAID 1.373 ACRE TRACT, AT 179.51 FEET PASSING A 1" IRON PIPE FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID 1.373 ACRE, AND THE NORTHWEST CORNER OF SAID JOHNSON TRACT TWO, CONTINUING WITH THE NORTH LINE OF SAID JOHNSON TRACT TWO A TOTAL DISTANCE OF 206.99 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED MTX SURVEYING, SET FOR THE NORTHEAST CORNER OF SAID JOHNSON TRACT TWO, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE S 28 DEGREES 14' 29" W, WITH THE EAST LINE OF SAID JOHNSON TRACT TWO, AT 89.20 FEET PASSING A 1" IRON ROD WITH PLASTIC CAP STAMPED AUSTIN SURVEYING AND MAPPING, FOUND FOR THE SOUTHEAST CORNER OF SAID JOHNSON TRACT TWO, AN ANGLE CORNER IN THE EAST LINE OF SAID 1.373 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID COTTON TRACT, CONTINUING WITH THE EAST LINE OF SAID 1.373 ACRE TRACT AND THE WEST LINE OF SAID COTTON TRACT, CONTINUING WITH THE EAST LINE OF SAID TO THE PLACE OF BEGINNING AND CONTAINING 1.46 ACRES OF LAND, MORE OR LESS. THE HEARINGS RECITED HEREIN ARE BASED UPON NORTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY 149 AS DESCRIBED IN VOL. 1822, PG. 153, BEARING BEING N 52 DEGREES 27' 23" W.

EXHIBIT "A"