

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PANOLA County

Deed of Trust Dated: December 13, 2017

Amount: \$227,797.00

Grantor(s): BO BARDWELL and KALEY BARDWELL

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 205777

Legal Description: SEE EXHIBIT A-LEGAL DESCRIPTION

Date of Sale: March 3, 2020 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.



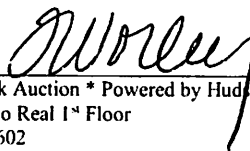
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-007966



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILED FOR RECORD
IN MY OFFICE
AT 9:40 O'CLOCK 11 M 11

DEC 30 2019


BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY  DEPUTY

EXHIBIT A

BEING 3.65 ACRES OF LAND SITUATED IN THE ISABELLA HANKS SURVEY, A-271, PANOLA COUNTY, AND BEING ALL A CALLED 3.6446 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADAM HOUGH AND RECORDED IN PANOLA COUNTY OFFICIAL PUBLIC RECORDS (PCOPR), SAID 3.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 3.6446 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 3.0000 ACRE TRACT DESCRIBED IN A DEED TO HAROLD W. SMITH, ET UX AND RECORDED IN VOLUME 978, PAGE 126 (PCOPR), THE SAME BEING IN THE NORTH MARGIN OF COUNTY ROAD 1161, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 3.0000 ACRE TRACT BEARS, N 77 DEGREES 33 MINUTES 24 SECONDS E, 174.86 FEET; THENCE S 77 DEGREES 33 MINUTES 24 SECONDS W, ALONG SAID NORTH MARGIN OF COUNTY ROAD 1161, 213.83 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "MTX SURVEYING" SET AT THE SOUTHWEST CORNER OF SAID 3.6446 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 2.982 ACRE TRACT DESCRIBED IN A DEED TO MARIN J. PERMENTER AND RECORDED IN VOLUME 1901, PAGE 685 (PCOPR); THENCE N 12 DEGREES 45 MINUTES 26 SECONDS W, ALONG THE COMMON LINE BETWEEN SAID 2.982 ACRE TRACT AND SAID 3.6446 ACRE TRACT, AT 306.29 FEET PASS A 1/2 INCH IRON ROD FOUND AT SAID 2.982 ACRE TRACTS NORTHEAST CORNER, THEN CONTINUING WITH THE COMMON LINE BETWEEN SAID 3.6446 ACRE TRACT AND A CALLED 2.00 ACRE TRACT DESCRIBED IN A DEED TO BRENT A. COLEMAN, ET UX AND RECORDED IN VOLUME 1063, PAGE 784 (PCOPR), FOR AN OVERALL TOTAL DISTANCE OF 510.29 FEET TO A 3/8 INCH IRON ROD INSIDE OF A 1 1/4 INCH IRON PIPE FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 12.12 ACRE TRACT DESCRIBED IN A DEED TO JOHNATHAN P. PORTER, ET UX AND RECORDED IN VOLUME 1763, PAGE 715 (PCOPR); THENCE ALONG COMMON LINES BETWEEN SAID 3.6446 ACRE TRACT AND SAID 12.12 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES: 1) N 12 DEGREES 37 MINUTES 58 SECONDS W, A DISTANCE OF 238.44 FEET TO A 1/2 INCH IRON ROD FOUND (BENT) 2) N 77 DEGREES 51 MINUTES 24 SECONDS E, A DISTANCE OF 210.35 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.0000 ACRE TRACT THENCE S 12 DEGREES 59 MINUTES 06 SECONDS E, ALONG THE COMMON LINE BETWEEN SAID 3.0000 ACRE TRACT AND SAID 3.6446, 747.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.65 ACRES OF LAND, MORE OR LESS.