

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

COMANCHE County

Deed of Trust Dated: March 28, 2016

Amount: \$87,403.00

Grantor(s): ELIZABETH A STEPHENS

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: Volume 408, Page 201

Legal Description: SEE EXHIBIT A

Date of Sale: May 5, 2020 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 COMANCHE 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.

JACK BURNS II OR KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, LINDA J. REPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS OR HOWARD WHITNEY 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.

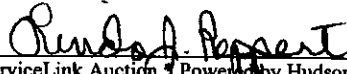
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000748



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

FILED
AT 1:00 O'CLOCK P M

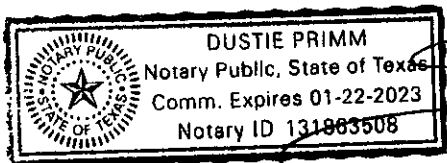
MAR 19 2020


Clerk, County Court Comanche Co., Texas

STATE OF TEXAS

COUNTY OF ~~COMANCHE~~ ^{Brown}

Before me, the undersigned authority, on this 19 day of March 2020, personally appeared Linda Reppert, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000748

EXHIBIT A

BEING 2.77 ACRES OF LAND, SITUATED IN COMANCHE COUNTY, TEXAS, OUT OF THE T.L. WARD SURVEY, ABSTRACT NUMBER 1027, AND BEING ALL OF A 2.407 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM LUANN WILSON TO TERRY D. WILSON, RECORDED IN VOLUME 689 AT PAGE 410, DEED RECORDS OF COMANCHE COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 2.407 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF A 0.404 ACRE, TRACT TWO, THAT IS DESCRIBED IN A DEED TO JODIE H. WEBB, ET UX, RECORDED IN VOLUME 792 AT PAGE 236, SAID DEED RECORDS, AND BEING IN THE EAST LINE OF COMANCHE COUNTY ROAD NUMBER 410, (OLD HIGHWAY 81), FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE, WITH A FENCE, ALONG THE NORTH LINE OF SAID 2.407 ACRE TRACT, AND THE SOUTH LINE OF SAID 0.404 ACRE, TRACT TWO, AS FOLLOWS, N 89 DEGREES 20 MINUTES 54 SECONDS E 130.77 FEET, TO A 1/2 INCH IRON ROD FOUND, AT S 78 DEGREES 03 MINUTES 06 SECONDS E 63.54 FEET, TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 2.407 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 70.575 ACRE, TRACT ONE, THAT IS DESCRIBED IN SAID VOLUME 792 AT PAGE 236, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE, WITH THE GENERAL COURSE OF A FENCE, ALONG THE OCCUPIED EAST LINE OF SAID 2.407 ACRE TRACT AND THE WEST LINE OF SAID 70.57 ACRE, TRACT ONE, AS FOLLOWS, S 02 DEGREES 27 MINUTES 56 SECONDS W 322.54 FEET, TO A 3/4 INCH IRON ROD FOUND, S 03 DEGREES 50 MINUTES 28 SECONDS W 122.29 FEET, TO A SPIKE SET IN A 26 INCH POST OAK TREE, S 02 DEGREES 03 MINUTES 38 SECONDS E 56.06 FEET, TO A SPIKE SET IN A 32 INCH PECAN TREE, AND S 05 DEGREES 20 MINUTES 42 SECONDS W 168.40 FEET, TO A POINT IN THE CENTER OF DUNCAN CREEK, FROM WHICH A REFERENCE 2 INCH PIPE POST FOUND BEARS N 05 DEGREES 20 MINUTES 42 SECONDS E 35.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE, UP STREAM, WITH THE CENTER OF DUNCAN CREEK, AS FOLLOWS, N 57 DEGREES 15 MINUTES 39 SECONDS W 41.35 FEET, TO A POINT, N 31 DEGREES 09 MINUTES 08 SECONDS W 46.67 FEET, TO A POINT, N 63 DEGREES 11 MINUTES 36 SECONDS W 36.13 FEET, TO A POINT, AND N 73 DEGREES 06 MINUTES 53 SECONDS W 104.11 FEET, TO THE SOUTHWEST CORNER OF SAID 2.407 ACRE TRACT, AND BEING A CORNER OF SAID 70.57 ACRE, TRACT ONE, AND BEING IN THE EAST LINE OF COMANCHE COUNTY ROAD NUMBER 410, FROM WHICH A REFERENCE 1/2 INCH IRON ROD SET BEARS N 03 DEGREES 22 MINUTES 15 SECONDS E 46.88 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE, N 03 DEGREES 22 MINUTES 15 SECONDS E 571.76 FEET, PART WAY WITH A FENCE, ALONG THE OCCUPIED WEST LINE OF SAID 2.407 ACRE TRACT AND THE EAST LINE COMANCHE COUNTY ROAD 410, TO THE POINT OF BEGINNING AND CONTAINING 2.77 ACRES OF LAND.

