

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/3/2018

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201805970

Mortgage Servicer:
Guild Mortgage Company, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
CAPTOLA CHANDANAIS, AN UNMARRIED WOMAN
Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Property County:
TOM GREEN

Mortgage Servicer's Address:
5887 Copley Drive,
San Deigo, CA 92111

FILED FOR RECORD

14 day of June 20 22
at 9:42 o'clock AM
Christina Urbano

Clerk, County Court TOM GREEN COUNTY, TEXAS

Deputy
Ken Williams

Legal Description: LOT 7, BLOCK 6, ALTA LOMA ADDITION, CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 248, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: In the foyer of the Edd B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Cary Corenblum, Shawn Schiller, Auction.com, Marsha Monroe or Jamie Osborne or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92196-POS
Loan Type: FHA