

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/8/2016

Grantor(s)/Mortgagor(s):
MIGUEL ANGEL MORENO, A MARRIED MAN AND
NORMA SAN ROMAN, HIS WIFE.

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

Current Beneficiary/Mortgagee:
GUILD MORTGAGE COMPANY LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 201610856

Property County:
TOM GREEN

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

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

FILED FOR RECORD
2022 DEC 15 AM 8:24
CHRISTINA URBANO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

Legal Description: LOT THIRTEEN (13), BLOCK THREE (3), SECTION TWO (2), STONEGATE PARK ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 519 OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

Date of Sale: 2/7/2023

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

Place of Sale of Property: 112 W. Beauregard, San Angelo, Tom Green, 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, 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