

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/30/2020	Grantor(s)/Mortgagor(s): THOMAS A DOVE AND KYLIE B DOVE, HUSBAND AND 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: 202011404	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
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Tom Green County Courthouse, In the foyer of the Edd B. Keyes Building, 112 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.	

Legal Description: SURFACE ESTATE ONLY IN AND TO: BEING AN AREA OF 3.00 ACRES OF LAND, MORE OR LESS OUT OF THE EAST PART OF TRACT 10, (5.000 AC.), SAM KAPAVIK SUBDIVISION, TOM GREEN COUNTY, TEXAS, AS PER THE PLAT RECORDED IN VOLUME 3, PAGE 203, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS, AND SAID 3.00 ACRE TRACT BEING MORTE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Auction.com, Laura Browder or Jamie Osborne, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 2/28/2024 _____

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 2/29/24 _____

Printed Name: _____

Terry Browder

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

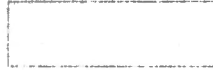
MII File Number: TX-22-95785-POS
Loan Type: FHA

FILED FOR RECORD
2024 FEB 29 AM 8:05
CHRISTINA UBRAND
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

TX-22-95785-POS

EXHIBIT "A"
FIELD NOTES

3.00 Acres



Being an area of 3.00 acres of land out of the east part of Tract 10, (5.000 Ac.), Sam Kapavik Subdivision, Tom Green County, Texas and said 3.00 acre tract being more particularly described by metes and bounds as follows;

Beginning at a 1/2" iron rod with cap set for the southeast corner of this tract and said Tract 10 (5.000 Ac.) and being the intersection of the west line of Alma Jo Drive and the north line of South Alma Jo Drive;

Thence with the south line of this tract and said Tract 10 (5.000 Ac.), S. 89° 58' 55" W. 346.70 feet to a 1/2" iron pipe found for the southwest corner of this tract;

Thence with the west line of this tract and across said Tract 10 (5.000 Ac.), N. 00° 14' 41" W. 376.93 feet to a 1/2" iron pipe found for the northwest corner of this tract;

Thence with the north line of this tract and said Tract 10 (5.000 Ac.), N. 89° 58' 55" E. 346.70 feet to a 1 1/4" iron pipe found for the northeast corner of this tract and said Tract 10 (5.000 Ac.) and being in the west line of said Alma Jo Drive;

Thence with the east line of this tract and said Tract 10 (5.000 Ac.) and west line of said Alma Jo Drive, S. 00° 14' 41" E. 376.93 feet to the place of beginning and containing an area of 3.00 acres of land.

