

27th FILED FOR RECORD
day of Feb 20 25
at 7 o'clock 25 M
Christina Urbano

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/7/2023	Grantor(s)/Mortgagor(s): GEORGE RODRIGUEZ, A SINGLE MAN TOM GREEN COUNTY, TEXAS
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC Mindy Bratcher Deputy
Recorded in: Volume: N/A Page: N/A Instrument No: 202307302	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: 5/6/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the foyer of the Edd B. Keyes Building or in the event the Keyes Building is closed, at the South entrance of the Keyes Building, or the most recently designated by the County Commissioners Court office. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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(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.

Dated: 2/26/2025



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

Dated: 2/27/25

Printed Name:


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

MH File Number: TX-24-105301-POS
Loan Type: FHA

EXHIBIT "A"

Field notes of 1.517-acres of land being all of Lot 3 and part of Lot 2, C.H. Rathje's Subdivision of 9-1/2- acres of land out of James Williams Survey 121-1/2, Tom Green County, Texas, as per map or plat recorded in Volume 1, Page 189, Plat Records, Tom Green County, Texas, and being comprised of a parcel of land described in a Deed from R. C. Boone and wife, Jessie M. Boone, to Berry H. Williams, recorded in Volume 336, Page 308, Deed Records, Tom Green County, Texas, a parcel of land described in a Deed from Homer O. Haynes and wife, Evelyn M. Haynes, to Berry H. Williams and wife, Agnes Williams, recorded in Volume 349, Page 51, Deed Records, Tom Green County, Texas, and a parcel of land described as 0.803-acres in a Warranty Deed from William Howard Haynes to Velez Holdings, LLC, recorded in Instrument No. 202213972, Official Public Records, Tom Green County, Texas, and said 0.803-acre tract and Agnes Williams tract originally being out of a parcel of land described in a Deed from R. C. Boone and wife, Jessie M. Boone, to Homer O. Haynes, recorded in Volume 336, Page 307, Deed Records, Tom Green County, Texas, and said 1.517-acres being those same lands described in a Warranty Deed from Velez Holdings, LLC, to Quatro Hermanos & A Gringo, LLC, recorded in Instrument No. 202216376, Official Public Records, Tom Green County, Texas, and said 1.517-acres being more particularly described by metes and bounds as follows:

Beginning at a 4" wood fence corner post found in the northwest line of East 29th Street, at the southeast corner of Section 1, M. J. Durham Subdivision, Tom Green County, Texas, as per map or plat recorded in Volume 4, page 112, Plat Records, Tom Green County, Texas, at the southwest corner of said Lot 3, at the southwest corner of said Rathje's Subdivision, at the southwest corner of said 0.803-acre tract, for the southwest corner of this herein described tract of land;

Thence North 29°23'15" West, a distance of 313.61 feet, generally along a fence, with the southwest line of said Lot 3, to a 1/2" iron pipe found in the northeast line of 1.844-acres of land described in Exhibit A of a Special Warranty Deed from Christopher George to Marina George, recorded in Instrument No. 201901866, Official Public Records, Tom Green County, Texas, at the southwest corner of Tract 4, said Rathje's Subdivision, at the northwest corner of said Lot 3, at the northwest corner of said 0.803-acre tract, for the northwest corner of this herein described tract of land;

Thence North 60°31'30" East, generally along a fence, with the northwest lines of said Lots 3 and 2, passing at 252.54 feet a 2" pipe 3-way fence corner post, continuing a total distance of 255.27 feet, to a 1/2" iron pipe found in the southeast line of said Tract 4, in the northwest line of said Lot 2, at the northwest corner of a tract of land described in a Warranty Deed to ARA Financial Corporation, recorded in Instrument No. 202201368, Official Public Records, Tom Green County, Texas, at the northernmost northeast corner of said 0.803-acre tract, for the northernmost northeast corner of this herein described tract of land;

Thence South 29°28'30" East, a distance of 75.00 feet, northeast of and generally parallel with a fence, to a 1/2" iron rod found in a fence, at the southwest corner of said ARA Financial tract, at an interior corner of said 0.803-acre tract, for an interior corner of this herein described tract of land, from which a 2" pipe fence corner post bears southwest, a distance of 3.24 feet;

Thence North 60°31'30" East, a distance of 22.51 feet, generally along a fence, to a 1/2" iron rod found in the southeast line of said ARA Financial tract, at the northwest corner of a tract of land described in a Warranty Deed to Mary Hogeda, recorded in Instrument No. 202104020, Official Public Records Tom Green County, Texas, in the southwest line of Lot 1, said Rathje's Subdivision, in the northeast line of said Lot 2, for the easternmost northeast corner of this herein described tract of land;

Thence South 29°28'30" East, a distance of 88.61 feet, with the common lines of said Lots 1 and 2, to a 1/2" iron rod capped "MQI" set in said common line, in the southwest line of said Hogeda Tract, at the northeast corner of a tract of land described in a Warranty Deed to Frank Chappa, recorded in Instrument No. 740605, Official Public Records, Tom Green County, Texas, at the easternmost southeast corner of said 0.803-acre tract, for the easternmost southeast corner of this herein described tract of land;

Thence South 60°31'30" West, passing at 21.67 feet the easternmost southwest corner of said 0.803-acre tract, same being the easternmost southeast corner of said Agnes Williams tract, at 64.10 feet pass a 1/2" iron rod found at the northwest corner of said Chappa tract, same being the northeast corner of a tract of land described in

a Special Warranty Deed with Vendor's Lien to Diana Zapata, recorded in Instrument No. 202304461, Official Public Records, Tom Green County, Texas, in the southeast line of said Agnes Williams tract, continuing the course a total distance of 129.38 feet to a 1/2" iron rod capped "MQI" set at the northwest corner of said Zapata tract, in the southeast line of said Agnes Williams tract, at the northeast corner of said Volume 336, Page 308 tract, for an interior corner of this herein described tract of land, from which a 1/2" iron pipe found at the northwest corner of said Volume 336, Page 308 tract, same being an interior corner of said Agnes Williams tract, bears South 60°31'30" West, a distance of 110.78 feet;

Thence South 29°28'30" East, a distance of 150.00 feet, with the southwest line of said Zapata tract, to a 1/2" iron pipe found at the southwest corner of said Zapata tract, in the southeast line of said Lot 2, in the southeast line of said Rathje's Subdivision, in the northwest line of said East 29th Street, at the southeast corner of said Volume 336, Page 308 tract, for the southeast corner of this herein described tract of land, from which a 1/2" iron rod found at the southeast corner of said Zapata tract, same being the southwest corner of said Chappa tract, bears North 60°31'30" East, a distance of 65.10 feet;

Thence South 60°31'30" West, with the southeast line of said Rathje's Subdivision, the northwest line of said East 29th Street, passing at 123.75 feet a leaning 1/2" iron pipe found at the southernmost southeast corner of said 0.803-acre tract, same being the southwest corner of said Agnes Williams tract, continuing course a total distance of 148.88 feet, to the Point of Beginning, containing 1.517-acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.