

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/27/2017	<b>Grantor(s)/Mortgagor(s):</b> BILLY JOHNSON, A MARRIED MAN AND VALERIE A. JOHNSON, HIS WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> 0346 <b>Page:</b> 0197 <b>Instrument No:</b> 104033	<b>Property County:</b> BREWSTER
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 5/7/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Brewster County Courthouse, 201 W. Ave E., Alpine, TX 79830 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** A 0.33 ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH HALF (N/2) OF LOT THREE (3) AND ALL OF LOT FOUR (4), BLOCK SEVENTEEN (17), NORTH ADDITION, TO THE CITY OF ALPINE, BREWSTER COUNTY, TEXAS, AS PER PLAT ON FILE IN PLAT ENVELOPE NO. 108, PLAT RECORDS, BREWSTER COUNTY, TEXAS. SAID 0.33 ACRES MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND PLAT OF THE SURVEY ATTACHED HERETO AS EXHIBIT "B", DATED NOVEMBER 8, 2017, PREPARED BY MARK E. LOGRBRINCK, R.P.L.S. NO. 6418, WHICH EXHIBITS ARE MADE A PART OF THIS DOCUMENT BY REFERENCE 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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Faith Flores, Ericka Zepeda, Auction.com, Zia Nail or Zoey Fernandez, 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.

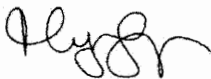
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.**

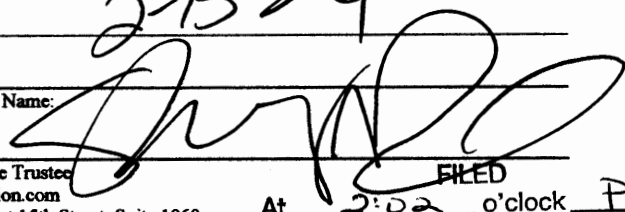
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 2/12/2024



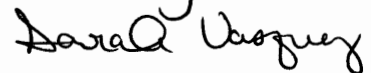
Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Guild Mortgage Company LLC

Dated: 2-15-24

Printed Name: 

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

At 2:02 o'clock P M  
Date February 15, 2024



SARAH VASQUEZ  
County Clerk, Brewster County, TX  
By \_\_\_\_\_ Deputy

MH File Number: TX-23-97057-POS  
Loan Type: FHA

## EXHIBIT "A"

Being a Boundary Retraiment and Improvement Survey of 0.33 grid acres of land, more or less, being Lot 4 and the north  $\frac{1}{4}$  of Lot 3, Block 17 of the North Addition to the City of Alpine, recorded in Envelope #108 of the Brewster County Plat Records and also being all of that same certain tract called Lot 4 and the north  $\frac{1}{4}$  of Lot 3, Block 17 of the North Addition to the City of Alpine described in document recorded in Volume 309, Page 54-56 of the Brewster County Official Public Records, Brewster County, Texas, and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1927, Texas South Central Zone.) (All corners called for as being set are marked on the ground with  $\frac{1}{4}$  inch rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING:** at a found 1" pipe at the intersection of the westerly right-of-way of North 6<sup>th</sup> Street (55.56' R.O.W.) and the southerly right-of-way of Del Rio Street (55.56' R.O.W.), marking the northeast corner of said Lot 4 and marking the northeast corner of the herein tract;

**THENCE:** S 25° 11' 49" E with the common line of said Lot 4 and of said North 6<sup>th</sup> Street at 69.14 feet passing the common corner of said Lot 4 and of said Lot 3, continuing on the same course with the common line of said North 6<sup>th</sup> Street and said Lot 3 for a total distance of 103.71 feet to a set  $\frac{1}{4}$ " diameter rebar marking the northeast corner of that same certain tract called Lot 2 and the south  $\frac{1}{4}$  of Lot 3 described in conveyance document to Elizabeth Dalton Newman and David Willie Newman recorded in Volume 317, Pages 473-477 of the Official Public Records, Brewster County, Texas and marking the southeast corner of the herein described tract;

**THENCE:** S 64° 55' 46" W with the common line of said Lot 2 and the south  $\frac{1}{4}$  of Lot 3 and the herein described tract for a distance of 138.51 feet to a point on the common line of said Lot 3 and Lot 6 of said North Addition marking the northwest corner of said Lot 2 and the south  $\frac{1}{4}$  of Lot 3 and marking the southwest corner of the herein described tract;

**THENCE:** N 25° 11' 49" W with the common line of said Lot 3 and said Lot 6, at 34.57 feet passing the common corner of Lots 3, 4, 5, and 6 of said North Addition, continuing on the same course with the common line of said Lot 4 and said Lot 5 for a total distance of 103.71 feet to a set  $\frac{1}{4}$ " diameter rebar at the common corner of said Lot 4 and said Lot 5 marking the northwest corner of the herein described tract, lying on the southerly right-of-way of said Del Rio Street;

**THENCE:** N 64° 55' 46" E with the common line of said Del Rio Street and said Lot 4 for a distance of 138.51 feet to the Place of Beginning and containing 0.33 grid acre of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on November 8, 2017.

# EXHIBIT "B"

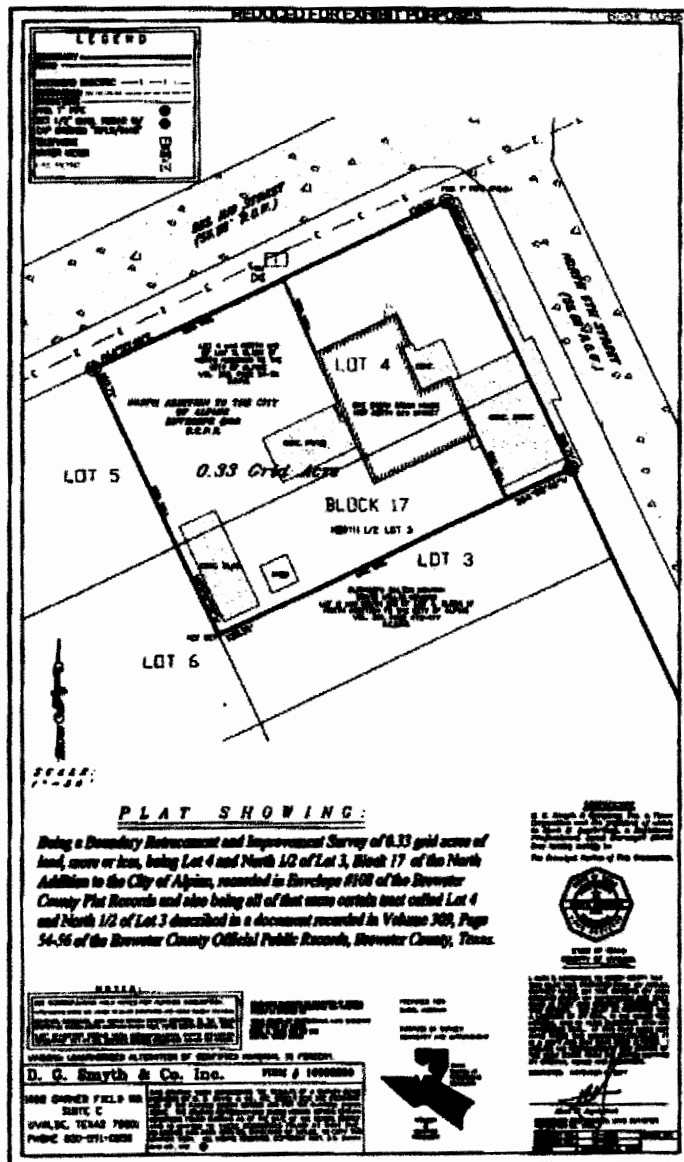


EXHIBIT B