

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/19/2016

Grantor(s)/Mortgagor(s):
HANNAH THORNHILL, A SINGLE WOMAN, SOLE OWNER

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: 201602530

Property County:
LEE

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

Legal Description: BEING LOT NUMBER 17, WINSTON ESTATES, A SUBDIVISION IN LEE COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN SLIDES 73-A AND 74-A AND 74--B, PLAT RECORDS OF LEE COUNTY TEXAS.

Date of Sale: 11/1/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: THE WEST SIDE OF 843 E. INDUSTRY (THE COUNTY CLERK'S BUILDING), OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

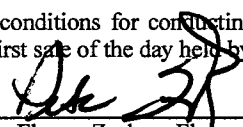
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, ~~Arni~~ Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Reid Ruple, Auction.com, Orlando Rosas or Bobby Brown
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

FILED AND RECORDED

SEP 01 2022

MH File Number: TX-22-93114-POS
Loan Type: FHA

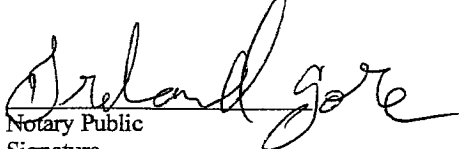


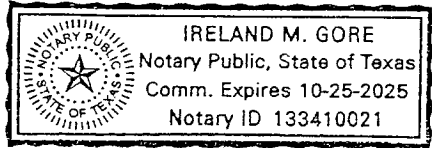

SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF PRAZOS §

Before me, the undersigned Notary Public, on this day personally appeared Pete Flores as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as known, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of September, 2022.


Notary Public
Signature



FILED AND RECORDED

SEP 01 2022

 Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS