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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2019 OCT 10 A 11: 10

HILL County

Deed of Trust Dated: November 28, 2016

Amount: \$174,845.00

Grantor(s): CRYSTAL A. EARL and MARK F. EARL

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 00085090

Legal Description: TRACT I: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.112 ACRES OF LAND SITUATED IN THE ROBERT IRVIN SURVEY A-460 IN HILL COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. TRACT II - 40 FOOT EASEMENT: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.504 ACRES OF LAND SITUATED IN THE ROBERT IRVIN SURVEY A-460 IN HILL COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: December 3, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, DANA KAMIN, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-003210



c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

"Exhibit A"

TRACT I:

BEING a certain lot, tract, or parcel of land lying and situated in the Robert Irvin Survey A-460 in Hill County, Texas. Said land is a part of that certain 20.406 acre tract described in a deed from Georgia A. Kelley to Mark Earl et ux, Katie Earl recorded in Volume 1636, Page 670 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a fence corner in the east line of F.M. Highway 933 for the northwest corner of that certain tract described in a deed to Gary Lee Stacha recorded in Volume 1846, Page 280 of the Official Public Records of Hill County, for the southwest corner of said 20.406 acre tract, and for the southwest corner of this;

THENCE with the east line of F.M. Highway 933, with the west line of said 20.406 acre tract, and generally along a fence, N20°58'50"W 241.46 feet to a 5/8" iron rod set for the northwest corner of this, said rod being S20°58'50"E 288.98 feet from a 5/8" iron rod found for the northwest corner of said 20.406 acre tract;

THENCE N60°01'22"E 553.01 feet to a 5/8" iron rod set for the northeast corner of this;

THENCE S30°14'47"E 235.19 feet to a 5/8" iron rod set in the south line of said 20.406 acre tract and in the north line of said Stacha tract for the southeast corner of this, said rod being S59°42'13"W 1151.13 feet from a 5/8" iron rod found for the southeast corner of said 20.406 acre tract;

THENCE generally along a fence, S59°42'13"W 592.08 feet to the place of beginning, containing 3.112 acres of land.

TRACT II- 40 FOOT EASEMENT:

BEING a certain lot, tract, or parcel of land lying and situated in the Robert Irvin Survey A-460 in Hill County, Texas. Said land is a part of that certain 20.406 acre tract described in a deed from Georgia A. Kelley to Mark Earl et ux, Katie Earl recorded in Volume 1636, Page 670 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set near a fence corner in the east line of F.M. Highway 933 for the southwest corner of this, said rod being N20°58'50"W 241.46 feet from a 5/8" iron rod found at a fence corner for the southwest corner of said 20.406 acre tract;

THENCE with the east line of F.M. Highway 933, with the west line of said 20.406 acre tract, and generally along a fence, N20°58'50"W 40.50 feet to a 1/2" iron rod found for the northwest corner of this, said rod being S20°58'50"E 248.48 feet from a 5/8" iron rod found for the northwest corner of said 20.406 acre tract;

THENCE generally along a fence as extended, N60°01'22"E, at 464.30 feet passing a 1/2" iron rod found, in all a distance of 546.45 feet to a point for the northeast corner of this;

THENCE S30°14'47"E 40.00 feet to a 5/8" iron rod set for the southeast corner of this;

THENCE S60°01'22"W 553.01 feet to the place of beginning, containing 0.504 acres of land.