

# COPY

## NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>Deed of Trust Date:</b> 4/22/2022	<b>Grantor(s)/Mortgagor(s):</b> ASHTON WALTERS, A MARRIED MAN AND AUTUMN WALTERS, HIS WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022-125841	<b>Property County:</b> HARDIN
<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> 7/1/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Olan, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Keata Smith or Stephanie Hernandez, 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.

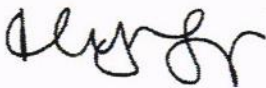
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

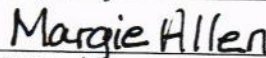
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 4/23/2025

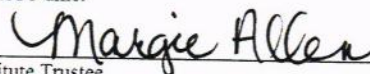


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Guild Mortgage Company LLC


Dated: 4/24/2025



Printed Name:



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

FILED FOR RECORD  
2025 APR 24 PM 1:25  
CLERK  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY 

MH File Number: TX-25-108985-POS  
Loan Type: FHA

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

Being a tract or parcel containing 6.00 acres of land out of and a part of the John Houston Survey, Abstract Number 270, Hardin County, Texas, and also being out of and a part of a 8.006 acre tract recorded in Volume 1426, Page 589, Official Public Records of Hardin County, Texas, said 6.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found in the North right-of-way line of a public road known as Villa Road and also being the Southeast corner of a 8.009 acre tract recorded in Volume 1203, Page 136, Official Public Records of Hardin County, Texas and being the Southwest corner of said 8.006 acre tract, said ½-inch iron rod having a State Plane Coordinate value of Y=10,160,292.98 and X=4,195,035.22;

THENCE, North 03 deg. 27 min. 52 sec. West, along the East line of said 8.009 acre tract for a distance of 1,178.33 feet (deed= 1,178.36 feet) to a ½-inch iron rod found at the Northeast corner of said 8.009 acre tract and in the South line of a timber company tract recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas;

THENCE, North 86 deg. 50 min. 44 sec. East, along the South line of said timber company tract for a distance of 222.06 feet (deed= 222.03 feet) to a ½-inch iron rod found for corner;

THENCE, South 03 deg. 27 min. 36 sec. East, along the residue of said 8.006 acre tract for a distance of 1,177.49 feet (deed= 1,177.56 feet) to a ½-inch iron rod found in the North right-of-way line of said Villa Road;

THENCE, South 86 deg. 37 min. 38 sec. West, along the North right-of-way line of said Villa Road for a distance of 221.96 feet (deed = 221.98 feet) to the POINT OF BEGINNING and containing 6.00 acres of land.