

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/20/2018

Grantor(s)/Mortgagor(s):
MORRIS L. COLGROVE, A SINGLE MAN

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

FILED FOR RECORD
2023 APR 27 PM 1:07

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018-0945

Property County:
RAINS

MANDY SALTER
COLLECTOR
MW

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 A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE RAYMOND SUNIGAS SURVEY, ABSTRACT NO. 206, RAINS COUNTY, TEXAS, AND THE CITY OF POINT, RAINS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF THAT CERTAIN 0.50 ACRE TRACT OF LAND CONVEYED FROM H. S. MOORING ET UX TO J.D. WHITE, BY WARRANTY DEED, AS RECORDED IN VOLUME 49, PAGE 385, DEED RECORDS, RAINS COUNTY, TEXAS, AND BEING A PART OF BLOCK 14, VOLUME 9, PAGE 337, DISTRICT COURT MINUTES, RAINS COUNTY, TEXAS, (DISTRICT CLERK MINUTES), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

Date of Sale: 6/6/2023

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

Place of Sale of Property: 167 E. Quitman St., Emory, Rains, TX, 75440 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

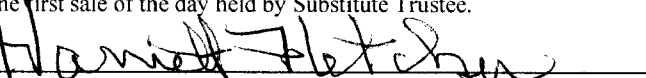
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Sue Spasic, Zoran W. Spasic, Shannah Howle, Jon Murphy Howle
or Thuy Frazier Posted April 27th, 2023.
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97520-POS

Loan Type: FHA

EXHIBIT "A"

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Raymond Sunigas Survey, Abstract No. 206, Rains County, Texas, and the City of Point, Rains County, Texas, and being all of the remainder of that certain 0.50 acre tract of land conveyed from H. S. Mooring et ux to J. D. Whittle, by Warranty Deed, as recorded in Volume 49, Page 385, Deed Records, Rains County, Texas, and being a part of Block 14, Volume 9, Page 337, District Court Minutes, Rains County, Texas, (District Clerk Minutes), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch Iron rod found at the Southeast corner of the remainder of said 0.50 acre Whittle tract, and the Southwest corner of a 0.50 acre tract of land conveyed to Danny Bowman, by deed recorded in Volume 544, Page 643, Official Public Records, Rains County, Texas, said point lying in the North line of F. M. Road No. 514, (Variable Width R.O.W.);

THENCE, North 89 Degrees 05 Minutes 57 Seconds West, along the South line of the remainder of said 0.50 acre Whittle tract, and the North line of said F. M. Road No. 514, a distance of 180.29 feet to a concrete monument found at an angle point in the South line of the remainder of said 0.50 acre Whittle tract, and an angle point in the North line of said F. M. Road No. 514;

THENCE, North 46 Degrees 33 Minutes 22 Seconds West, continuing along the South line of the remainder of said 0.50 acre Whittle tract, and the North line of said F. M. Road No. 514, a distance of 23.18 feet to a concrete monument found at an angle point in the South line of the remainder of said 0.50 acre Whittle tract, and an angle point in the North line of said F. M. Road No. 514;

THENCE, North 89 Degrees 05 Minutes 57 Seconds West, continuing along the South line of the remainder of said 0.50 acre Whittle tract, and the North line of said F. M. Road No. 514, a distance of 10.64 feet to a 1/2 inch Iron rod set with cap marked (BY-LINE) at the Southwest corner of the remainder of said 0.50 acre Whittle tract, said point lying at the intersection of the North line of said F. M. Road No. 514, with the East side of County Road No. 4525;

THENCE, North 01 Degrees 55 Minutes 09 Seconds West, along the West line of the remainder of said 0.50 acre Whittle tract, and the East side of said County Road No. 4525, a distance of 72.99 feet to a 1/2 inch Iron rod set with cap marked (BY-LINE) at the Northwest corner of the remainder of said 0.50 acre Whittle tract, and the Southwest corner of a 0.90 acre tract of land conveyed to John Carter et ux, by deed recorded in recorded in Volume 174, Page 739, Deed Records, Rains County, Texas;

THENCE, North 88 Degrees 54 Minutes 50 Seconds East, along the North line of the remainder of said 0.50 acre Whittle tract, and the South line of said 0.90 acre tract, a distance of 207.00 feet to a 1/2 inch Iron rod set with cap marked (BY-LINE) at the Northeast corner of the remainder of said 0.50 acre Whittle tract, and the Southeast corner of said 0.90 acre tract, said point lying in the West line of said 0.50 acre Bowman tract, from said point, a 1/2 inch Iron rod found at the Northeast corner of said 0.90 acre tract, and the Northwest corner of said 0.50 acre Bowman tract, bears North 01 Degrees 55 Minutes 09 Seconds West, a distance of 195.00 feet;

THENCE, South 01 Degrees 55 Minutes 09 Seconds East, along the East line of the remainder of said 0.50 acre Whittle tract, and the East line of said 0.50 acre Bowman tract, a distance of 95.86 feet to the POINT OF BEGINNING and CONTAINING 18,804 square feet or 0.43 acre of land.

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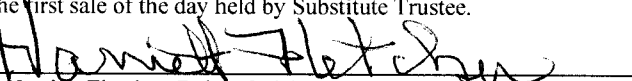
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Posted April 27th, 2023.
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97520-POS
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