



Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 2000429

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: February 13, 2020 12:31 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2000429
Receipt Number: 20200213000016
Recorded Date/Time: February 13, 2020 12:31 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

MOLLY MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FREESTONE County

Deed of Trust Dated: December 8, 2011

Amount: \$103,500.00

Grantor(s): LANCE MARTIN and WENDY MENSCH

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

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

Recording Information: Document No. 01105742

Legal Description: SEE EXHIBIT A

Date of Sale: April 7, 2020 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 FREESTONE 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.

LORI GARNER OR SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, ALLAN JOHNSTON, MOLLIE MCCOSLIN OR RONNIE HUBBARD 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.



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-006319



c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

EXHIBIT "A"

Legal Description For Lance Martin and Wendy Mensch Hugh Shepherd League, Abstract No. 34 Freestone County, Texas

All that certain lot, tract or parcel of land, part of the Hugh Shepherd League, Abstract No. 34, Freestone County, Texas and being all of that certain called 0.459 acre tract described in a deed to Steven Carl Schick and Lisa Ann Schick from C.E. Neal, Jr., Trustee on July 26, 1987 in Volume 759, Page 69 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the ½" iron rod (found) for the West corner of the above mentioned 0.459 acre Schick tract, the South corner of a called 0.461 acre tract conveyed to Robert Matthew Swain on May 19, 2009 in Volume 1486, Page 640 and being in the Northeast line of Freestone County Road No. 1250;

THENCE North 15 deg. 58 min. 23 sec. East with the Southeast line of the 0.461 acre Swain tract and the Northwest line of the 0.459 acre Schick tract, a distance of 200.81 ft. to a ½" iron rod (found) at a fence corner for the North corner of same, the East corner of the 0.461 acre Swain tract and being in the Southwest line of a called 6.10 acre tract conveyed to Cooper J. Daniel on December 3, 2008 in Volume 1470, Page 122;

THENCE South 73 deg. 30 min. 57 sec. East with the Southwest line of the 6.10 acre Daniel tract and the Northeast line of the 0.459 acre Schick tract, a distance of 99.84 ft. to a ½" iron rod (found) capped "Stanger" for the East corner of same and being the North corner of a called 0.459 acre tract conveyed to Vickie L. Ogden on September 9, 1996 in Volume 993, Page 370;

THENCE South 16 deg. 01 min. 07 sec. West with the Southeast line of the 0.459 acre Schick tract and the Northwest line of the 0.459 acre Ogden tract, a distance of 200.94 ft. to a ½" iron rod (found) capped "Stanger" for the West corner of same, the South corner of the 0.459 acre Schick tract and being in the Northeast line of said Freestone County Road No. 1250;

THENCE North 73 deg. 26 min. 34 sec. West with the Southwest line of the 0.459 acre Schick tract and the Northeast line of Freestone County Road No. 1250, a distance of 99.68 ft. to the place of beginning and containing 0.46 acre of land.

The bearings recited herein are based on the Southeast line of a called 0.459 acre tract described in Volume 759, Page 639 of the Official Records of Freestone County, Texas.