

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EASTLAND County

Deed of Trust Dated: July 22, 2016

Amount: \$122,735.00

Grantor(s): KELLY PALMER and RANDY PALMER

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. 2016-002086

Legal Description: SEE EXHIBIT A

Date of Sale: May 5, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the EASTLAND 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.

LAURA BROWDER OR TERRY BROWDER, MARSHA MONROE, LINDA REPERT, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ OR CHARLES GREEN 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.

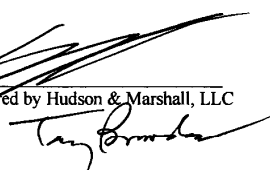
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Anthony Adams Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000751

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602




RECEIVED 2:15 P
CATHY JENTHO, COUNTY CLERK
FEB 27 2019
EASTLAND COUNTY, TEXAS
By  Deputy

EXHIBIT A

BEING A 3.12 ACRE TRACT OF LAND OUT OF AND PART OF LOTS 2 AND 3 OF BLOCK XXXIV CITY OF GORMAN, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID SUBDIVISION FILED OF RECORD IN SLIDE 67 OF THE PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS. SAID 3.12 ACRES BEING FORMERLY DESCRIBED IN A DEED FROM JOHN - BROWN ET UX. TO STANDLEY DARREN CLARK RECORDED IN VOLUME 1180, PAGE 139 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS: BEGINNING AT A 5 INCHES PIPE FENCE CORNER POST FOUND FOR THE SOUTHERLYMOST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING IN THE SOUTHEAST LINE OF LOT 3 AND THE NORTHWEST RIGHT OF WAY LINE OF KENT STREET (FARM TO MARKET ROAD 8) AND BEING LOCATED NORTH 41 DEGREES 45 MINUTES 51 SECONDS EAST 342.54 FEET FROM THE SOUTHERLYMOST OR SOUTHEAST CORNER OF BLOCK XXXIV, CITY OF GORMAN; THENCE NORTH 49 DEGREES 08 MINUTES 57 SECONDS WEST, 440.06 FEET ALONG AN EXISTING FENCE LINE ON THE SOUTHWEST LINE OF THIS DESCRIBED TRACT AND STANDLEY DARREN CLARK 3.12 ACRE TRACT SAME BEING THE RECOGNIZED NORTHEAST LINE OF CARL BRINEGAR TRACT DESCRIBED VOLUME 661, PAGE 510, DEED RECORDS OF EASTLAND COUNTY, TEXAS, ALSO BEING THE RECOGNIZED NORTH LINE OF MARY JANE TRETTER TRACT DESCRIBED IN VOLUME 259 PAGE 96, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, TO A 1/2 INCH REBAR WITH SURVEY CAP NUMBER 5085 SET AT ITS INTERSECTION WITH THE SOUTH LINE OF FISHER STREET, FOR THE WESTERLYMOST CORNER OF THIS DESCRIBED TRACT; THENCE NORTH 41 DEGREES 45 MINUTES 51 SECONDS EAST, 252.97 FEET WITH THE NORTHWEST LINE OF THE DESCRIBED TRACT AND STANDLEY DARREN CLARK 3.12 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF FISHER STREET, TO A 1/2 INCH REBAR WITH SURVEY CAP NUMBER 5085 SET FOR THE NORTHERLYMOST CORNER OF THIS DESCRIBED TRACT; THENCE SOUTH 50 DEGREES 14 MINUTES 38 SECONDS EAST, 220.63 FEET ALONG AN EXISTING FENCE LINE ON THE NORTHEAST LINE OF THIS DESCRIBED TRACT AND STANDLEY DARREN CLARK 3.12 ACRE TRACT SAME BEING THE SOUTHWEST LINE OF A TRACT OCCUPIED BY ANNE ELLIS LAMINACK TRACT (NO DEED FOUND OF RECORD), TO A 2 INCHES PIPE FENCE CORNER POST FOUND FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE NORTH 42 DEGREES 56 MINUTES 58 SECONDS EAST, 107.34 FEET ALONG AN EXISTING FENCE LINE ON THE NORTHEAST LINE OF THIS DESCRIBED TRACT AND THE SOUTHWEST LINE OF ANNE ELLIS LAMINACK OCCUPIED TRACT, TO A 2 INCHES PIPE FENCE CORNER POST FOUND FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE SOUTH 48 DEGREES 24 MINUTES 13 SECONDS EAST, 217.29 FEET ALONG AN EXISTING FENCE LINE ON THE NORTHEAST LINE OF THIS DESCRIBED TRACT AND THE SOUTHWEST LINE OF ANNE ELLIS LAMINACK TRACT DESCRIBED IN VOLUME 2372, PAGE 28, OFFICIAL PUBLIC RECORDS EASTLAND COUNTY, TEXAS, TO A 1/2 INCH REBAR WITH SURVEY CAP NUMBER 5085 SET AT THE INTERSECTION WITH THE SOUTH OR SOUTHEAST LINE OF LOT 2, BLOCK XXXIV AND THE NORTH OR NORTHWEST RIGHT OF WAY LINE OF KENT STREET (FARM TO MARKET ROAD 8), FOR THE EASTERLYMOST CORNER OF THIS DESCRIBED TRACT; THENCE SOUTH 41 DEGREES 45 MINUTES 51 SECONDS WEST, 361.64 FEET WITH THE SOUTH OR SOUTHEAST LINE THIS DESCRIBED TRACT AND BLOCK XXXIV, SAME BEING THE NORTH OR NORTHWEST RIGHT WAY LINE OF KENT STREET (FARM TO MARKET ROAD 8) TO THE PLACE OF BEGINNING AND CONTAINING 3.12 ACRES OF LAND. BEARINGS ON THE ABOVE DESCRIBED 3.12 ACRE TRACT WERE BASED UPON GRID NORTH, WGS 8 AS DETERMINED BY G.P.S. SURVEYING SYSTEM.