

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/19/2016

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD
MORTGAGE COMPANY, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016-67479

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ROBBIE ALAN ABSHIRE AND JAIME MICHELLE
ABSHIRE, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Property County:
HARDIN

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111

FILED FOR RECORD
2023 APR 20 PM 12:39
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

Legal Description: BEING A TRACT OR PARCEL CONTAINING 1.98 ACRES OF LAND OUT OF AND A PART OF THE S.P. BANKSTON LEAGUE, ABSTRACT NUMBER 3, HARDIN COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 19.00 ACRE TRACT OUT OF BLOCK 77 OF THE SOUTHWESTERN SETTLEMENT AND DEVELOPMENT COMPANY, FARM SUBDIVISION NUMBER ONE AND BEING THAT SAME TRACT DESCRIBED IN VOLUME 301, PAGE 112, ET SEQ. AND VOLUME 668, PAGE 716, OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.98 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: 6/6/2023

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: 300 Monroe, Kountze, Hardin, TX, 77625 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.**

Margie Allen

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian,
Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton,
Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron
Crawford, Margie Allen, Angie Brooks, Tommy Jackson, Keata
Smith, Stephanie Hernandez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97157-POS
Loan Type: VA

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract or parcel containing 1.98 acres of land out of and a part of the S. P. Bankston League, Abstract Number 3, Hardin County, Texas, and being out of and a part of a 19.00 acre tract out of Block 77 of the Southwestern Settlement and Development Company, Farm Subdivision Number One and being that same tract described in Volume 301, Page 112, et seq. and Volume 668, Page 716, of the Deed Records of Hardin County, Texas, said 1.98 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the Northwest corner of a 11.75 acre tract recorded in Volume 466, Page 338, of the Deed Records of Hardin County, Texas and also being in the East right of way line of public road known as Neyland Road; Thence North 00 deg. 04 min. 57 sec. West along the East right of way line of said Neyland Road for a distance of 208.51 feet to a 24 inch Pine Tree found at the Southwest corner of a 2.00 acre tract recorded in Volume 623, Page 178, of the Deed Records of Hardin County, Texas;

Thence North 89 deg. 38 min. 33 sec. East along the South line of said 2.00 acre tract for a distance of 416.54 feet to a 1/2 inch iron pipe found in an interior line of a tract recorded in Volume 794, Page 492, of the Deed Records of Hardin County, Texas;

Thence South 01 deg. 04 min. 20 sec. West along said interior line of said tract recorded in Volume 794, Page 492, of the Deed Records of Hardin County, Texas for a distance of 208.51 feet to a 1/2 inch iron rod found at the Northeast corner of said 11.75 acre tract;

Thence South 89 deg. 38 min. 00 sec. West (basis of bearings) along the North line of said 11.75 acre tract for a distance of 412.34 feet to the Point of Beginning and containing 1.98 acres of land, more or less.