

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/20/2020

Grantor(s)/Mortgagor(s):
ANDREA LYNN SEEMANN, MARRIED AND RANDY
J. SEEMANN, HER HUSBAND

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

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2020-07590

Property County:
ERATH

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: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 10:00 am


Place of Sale of Property: Erath County Courthouse, 100 West Washington, Stephenville, TX 76401 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.



Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Kristopher Holub, Auction.com, Angela Lewis, Brenda Wiggs, Kathy Arrington or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED
A.M. 12:13 P.M.

JUL 27 2023

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy

MH File Number: TX-23-98635-POS
Loan Type: VA

EXHIBIT A

All that certain tract or parcel of land situated in the City of Dublin, being all of Lot No. 15, Block No. 1 of the A. B. Ivey Addition (an unrecorded Addition) in the William Thomas Survey, A-753 and being all of that tract described in Deed to Karen Vandiver per Vol. 1394, page 1100 and Doc. No. 2014-05541 Erath County Deed Records and described by metes and bounds as follows;

BEGINNING at a steel pin found at the North line intersection of Blackjack Street, aka State Hwy. No. 6 and the East line of North Davis Street, the SWC of Lot No.15 and the SWC of this;

THENCE N 18-30-18 E along chain-link fence, at 119.05 feet a steel pipe for a corner post, the NWC of this;

THENCE S 72-26-42 E along the fenced South line of a 16 foot alley, at 105.94 feet a steel pipe for a corner post, the NEC of Lot 15 and the NEC Of this;

THENCE S 18-07-17 W along wooden fence, at 117.29 feet a steel pin found, the SEC of this;

THENCE N 73-22-48 W along said Highway, at 106.77 feet the Point of Beginning and containing 0.288 acres.