

# 32

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2022 MAY 26 PM 1:38

**Deed of Trust Date:**  
7/22/2019

**Grantor(s)/Mortgagor(s):**  
AARON BYRD, MARRIED AND CHRISNA BYRD,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Guild Mortgage Company LLC

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

**Recorded in:**  
**Volume:** 2012  
**Page:** 329  
**Instrument No:** 00106316

**Property County:**  
HILL

**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 Deigo, CA 92111

**Legal Description:** LOT 5, BLOCK 40, ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 14, OF THE PLAT RECORDS, OF HILL COUNTY, TEXAS.

**Date of Sale:** 8/2/2022

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

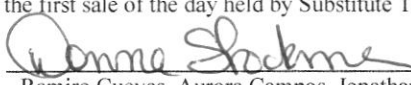
**Place of Sale of Property:** Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY  
CODE.

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.**

  
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Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn  
Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie  
Useton, Tonya Washington, Monica Henderson, Kristopher  
Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton,  
Auction.com, David Ray, Donna Stockman, David Stockman,  
Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or  
Kathy Arrington  
or Thuy Frazier  
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-22-92204-POS  
**Loan Type:** FHA