

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

10:15 POSTED  
A.M. \_\_\_\_\_ P.M.

**ERATH County Deed of Trust:**

**Dated:** May 19, 2011

**Amount:** \$120,625.00

**Grantor(s):** MIRANDA HOGAN and SCOTT ALLRED

**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. 2011-02746

JUL 24 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY gw DEPUTY

**Legal Description:** A TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 7, CITY OF DUBLIN, ERATH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO JO JOHNAGIN, RECORDED IN VOLUME 942, PAGE 145, REAL RECORDS, ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT "A"

**Date of Sale:** September 2, 2014 between the hours of 10:00 AM. and 1:00 PM.

**Earliest Time Sale Will Begin: 10:00 AM**

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

ANGELA LEWIS OR TIM LEWIS OR BRENDA WIGGS OR DENISE BOERNER OR DONNA STOCKMAN 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. app. Section 501 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-023761

Donna Stockman  
ANGELA LEWIS OR TIM LEWIS OR BRENDA WIGGS OR DENISE  
BOERNER OR DONNA STOCKMAN  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



## EXHIBIT "A"

A tract of land being a portion of Lot 1, Block 7, City of Dublin, Erath County, Texas, being that same tract of land described in the deed to Jo Johnagin, recorded in Volume 942, Page 145, Real Records, Erath County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar rod set with a cap stamped RPLS 1983 (control monument) at the intersection of the southwest line of West Mesquite Street and the northwest line of North Patrick Street for the east corner of Lot 1, Block 7;

Thence S.16°00'00"W., 74.50 feet along the northwest line of North Patrick Street to a 3/8" rebar rod found in a 3/4" pipe for the south corner of the Johnagin Tract, same being the east corner of Lot 24, Block 7, City of Dublin, according to the Plat thereof, recorded in Cabinet B, Slide 105A, Plat Records, Erath County, Texas;

Thence N.74°00'00"W., (base bearing), 117.50 feet along a common line between the Johnagin Tract and Lot 24 to a 1/2" rebar rod set with a cap stamped RPLS 1983 for the west corner of the Johnagin Tract, same being the south corner of a tract of land described in the deed to Jerry W. Aikman, Sr. and Devorah L. Aikman, recorded in Document No. 2010-01011, Real Records, Erath County, Texas;

Thence N.16°05'38"E., 75.01 feet along a common line between the Johnagin Tract and the Aikman Tract to a 1/2" rebar rod set with a cap stamped RPLS 1983 (control monument) in the southwest line of West Mesquite Street for the north corner of the Johnagin Tract, same being the east corner of the Aikman Tract;

Thence S.73°44'57"E., 117.38 feet along the southwest line of West Mesquite Street to the point of beginning.