

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/18/2015	Grantor(s)/Mortgagor(s): VICTOR MACHADO AND CASHAYLLA MACHADO, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GULID MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2015-00335218	Property County: ANGELINA
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
Date of Sale: 1/5/2027	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Angelina County Courthouse Annex, 211 East Shepherd Avenue, Lufkin, TX 75901 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Auction.com, LLC, Sheryl LaMont, Sharon St. Pierre, Heather Golden, Jabria Foy, Kara Riley, Catherine Geddie, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

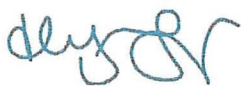
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

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.

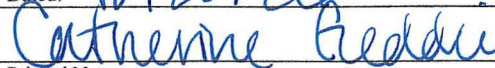
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 10/16/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

Dated: 10/22/2026



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED
AT 12:39 O'CLOCK PM

OCT 22 2026

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

MH File Number: TX-26-127460-POS
Loan Type: FHA

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and being all of Lot 7 and a part or portion of Lot 8, Block 10, Sussex Downs Addition of record in Cabinet A on Slides 53-A & B of the Map or Plat Records of Angelina County, Texas and being all that certain called 0.358 acre tract conveyed to Ben R. Broughton, et ux in the document recorded in Volume 586 on Page 691 of the Real Property Records of the said County, to which references are hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 2" iron pipe on the Northwest Right-Of-Way line of Carroll found for the South corner of the aforesaid referred to Lot 7 and the East corner of Lot 6 of the said Sussex Downs Addition and the South corner of the aforesaid referred 0.358 acre tract;

THENCE, along the Southwest boundary line of the said Lot 7, the said 0.358 acre tract and the aforesaid referred to Lot 8 and along the Northeast boundary line of the said Lot 6 and Lot 5 of the said Sussex Downs Addition, N 33° 20' 00" W at 90.28 feet a point for the West corner of the said 0.358 acre tract, from which a chain link fence corner bears S 73° 36' E 0.3 feet;

THENCE, along the Northwest boundary line of the said 0.358 acre tract and across the said Lot 8, N 56° 40' 00" E at 174.41 feet a 1/4" iron pin found on the Southwest ROW line of Tom Temple for the North corner of the said 0.358 acre tract on the Northeast boundary line of the said Lot 8;

THENCE, along the Northeast boundary line of the said Lot 8, the said Lot 7 and the said 0.358 acre tract and along the Southwest ROW line of Tom Temple, S 33° 20' 00" E at 64.95 feet a 1/4" iron pin found for the point of curvature;

THENCE, along the curving East boundary line of the said Lot 7 and the said 0.358 acre tract and along the curving ROW line at the intersection of Tom Temple and Carroll, 37.98 feet along a 229° 10' 59" curve to the right having a radius of 28.00 feet, a central angle of 87° 01' 57" and a long chord bearing S 09° 10' 13" W a distance of 34.43 feet to a 1/4" iron pin found for end of curvature;

THENCE, along the Southeast boundary line of the said Lot 7 and the said 0.358 acre tract and the Northwest ROW line of the said Carroll, S 56° 40' 00" W at 151.09 feet the POINT AND PLACE OF BEGINNING and containing 0.358 acre of land, more or less.

The bearings for this tract are based on the Northeast boundary line of the said Lot 7 (S 33° 20' 00" E).