

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**ANGELINA County**

**Deed of Trust Dated:** December 18, 2015

**Amount:** \$127,645.00

**Grantor(s):** CASHAYLLA MACHADO and VICTOR MACHADO

**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. 2015-00335218

**Legal Description:** BEING ALL OF LOT NO. SEVEN (7) AND A PART OR PORTION OF LOT NO. EIGHT (8), BLOCK NO. TEN (10) OF SUSSEX DOWNS ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET A, SLIDE 53-A&B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, AND ALSO BEING DESCRIBED AS 0.358 ACRE OF LAND, MORE OR LESS, OUT OF THE J.L. QUINALTY SURVEY, ABSTRACT NO. 40. BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART THERE FOR ALL INTENDED PURPOSES.

**Date of Sale:** April 7, 2020 between the hours of 1:00 PM and 4:00 PM.

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

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

KATHLEEN ADKINS OR EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD, ALLAN JOHNSTON OR REID RUPLE 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.

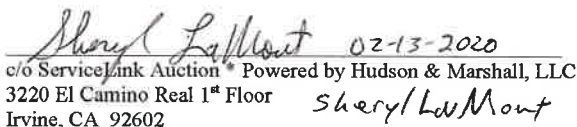
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

**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.**



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-001171



02-13-2020  
c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602  
Sheryl/Lamont

**FILED**  
**AT 11:53 O'CLOCK AM**  
**FEB 13 2020**  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By MC

## 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 ¼" 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 ¼" 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 25.00 feet, a central angle of 87° 01' 57" and a long chord bearing S 09° 18' 13" W a distance of 34.43 feet to a ¼" 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).