

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/29/2022	<b>Grantor(s)/Mortgagor(s):</b> DAKOTA L MENDEZ, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2022-00424421	<b>Property County:</b> ANGELINA
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 6/3/2025	<b>Earliest Time Sale Will Begin:</b> 1pm
<b>Place of Sale of Property:</b> Angelina County Courthouse Annex, 606 East Lufkin 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, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Michael Kolak, Auction.com, Sharon St. Pierre, 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(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.**

Dated: 4/9/2025



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

Dated: April 11, 2025

Sheryl LaMont


Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**FILED**  
AT 12:00 O'CLOCK P M

**APR 11 2025**

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

**MH File Number:** TX-25-106985-POS  
**Loan Type:** Conventional Residential

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE J. ALDREDGE SURVEY, ABSTRACT NO. 55 AND BEING ALL THAT CERTAIN CALLED 1.116 ACRE TRACT CONVEYED TO DUSTIN DORCZ IN DOCUMENT NUMBER 2011-00281126 OF THE OFFICIAL PUBLIC RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE AFORESAID REFERRED TO 1.116 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.868 ACRE TRACT-TRACT FIVE CONVEYED TO CODY RYAN ADAMS IN THE DOCUMENT RECORDED IN VOLUME 2178 ON PAGE 103 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.868 ACRE TRACT BEARS N 89 DEGREES 07 MINUTES 02 SECONDS W AT 158.69 FEET; THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.116 ACRE TRACT AND THE SAID 0.868 ACRE TRACT, N 00 DEGREES 52 MINUTES 58 SECONDS E AT 238.70 FEET A

PK NAIL SET, IN THE APPROXIMATE CENTERLINE OF ALDREDGE CIRCLE (60 FEET WIDE ROAD) FOR THE NORTHWEST CORNER OF THE SAID 1.116 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 0.868 ACRE TRACT, FROM WHICH A 1-1/2 INCH IRON PIPE FOUND FOR REFERENCE BEARS S 05 DEGREES 18 MINUTES 35 SECONDS W 23.85 FEET; THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.116 ACRE TRACT AND ALONG THE SAID CENTERLINE, S 89 DEGREES 56 MINUTES 00 SECONDS E AT 81.97 FEET A 1/2 INCH IRON PIN SET FOR THE NORTHEAST CORNER OF THE SAID 1.116 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.83 ACRE TRACT-TRACT SEVEN CONVEYED TO DUSTIN DORCZ, ET AL IN THE DOCUMENT RECORDED IN VOLUME 1599 ON PAGE 205 OF THE SAID REAL PROPERTY RECORDS; THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.116 ACRE TRACT AND THE SAID 0.83 ACRE TRACT, S 44 DEGREES 20 MINUTES 50 SECONDS E AT 340.59 FEET A 1/2 INCH IRON PIN SET FOR THE SOUTHEAST CORNER OF THE SAID 1.116 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 0.83 ACRE TRACT; THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.116 ACRE TRACT, N 89 DEGREES 07 MINUTES 02 SECONDS W AT 323.76 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.116 ACRES OF LAND, MORE OR LESS, OF WHICH 0.07 ACRE LIES WITHIN THE SAID ALDREDGE ROAD. THE BEARINGS FOR THIS TRACT ARE BASED ON THE SOUTH BOUNDARY LINE OF THE SAID 0.868 ACRE TRACT (N 89 DEGREES 07 MINUTES 02 SECONDS W).

which currently has the address of 746 ALDREDGE CIR