

STAYS IN FILE

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/2/2016

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2016200929

**Mortgage Servicer:**  
Guild Mortgage Company, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
JOSH D SUBENHAAR, A SINGLE MAN

**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC



1 pg

202240033

**Property County:**  
TRAVIS

**Mortgage Servicer's Address:**  
5887 Copley Drive,  
San Diego, CA 92111

**Legal Description:** LOT 8238, BAR-K RANCHES, PLAT EIGHT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 58, PAGE 11, PLAT RECORDS, TRAVIS COUNTY, TEXAS

**Date of Sale:** 4/5/2022

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

**Place of Sale of Property:** THE REAR "SAELYPORT" OF THE COUNTY COURTHOUSE LOCATED ON THE WEST SIDE OF THE COURTHOUSE IMMEDIATELY SOUTH AND SLIGHTLY EAST OF THE INTERSECTION OF 11TH STREET AND SAN ANTONIO STREET, 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.

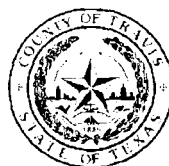
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §§ 51.002 and 51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

*Angela Zavala*  
Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLMES LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*  
Dana DeBeauvoir, County Clerk  
Travis County, Texas

**MH File Number:** TX-21-80009-POS  
**Loan Type:** FHA

**202240033**

**Jan 26, 2022 02:33 PM**

**Fee: \$3.00**

**MEDINAE**