

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/9/2017	Grantor(s)/Mortgagor(s): CHAD PACHALL, A MARRIED MAN AND TERRA L PACHALL, HIS WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD 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: 1703431	Property County: BROWN
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: 8/6/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 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, Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Alexis Mendoza or Kevin Key, 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.

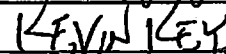
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 6/11/2024



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

Dated: 6.12.2024



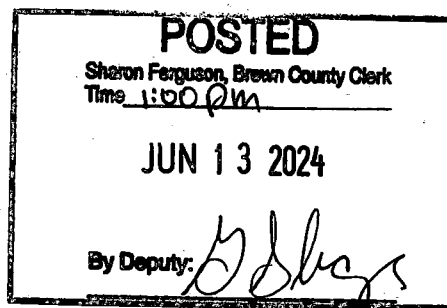
Printed Name:



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

Posted by: Elnaura Oteja Smith

MH File Number: TX-24-102594-POS
Loan Type: FHA



TX-24-102594-POS

EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTE DESCRIPTION OF A 0.253 ACRE TRACT OF LAND BEING LOT 19 OF BLOCK A OF BONNIE HIGHLANDS ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, THE PLAT OF WHICH IS RECORDED AT VOLUME 2 PAGES 150-151 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT SAME IDENTICAL TRACT CONVEYED TO THE BANK OF NEW YORK MELLON CO-TRUSTEE OF RML TRUST 2013-2 BY DEED RECORDED AS INSTRUMENT NO. 1606988 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS; SAID 0.253 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD FOUND IN THE NORTHWEST LINE OF BROADMOOR DRIVE AS THE SOUTH CORNER OF LOT 18 AND THE EAST CORNER OF LOT 19, BOTH OF BLOCK A OF BONNIE HIGHLANDS ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AT VOLUME 2 PAGES 150-151 OF THE BROWN COUNTY PLAT RECORDS AND BEING THE EAST CORNER OF THAT TRACT CONVEYED TO THE BANK OF NEW YORK MELLON CO-TRUSTEE OF RML TRUST 2013-2 BY DEED RECORDED AS INSTRUMENT NO. 1606988 OF THE BROWN COUNTY REAL PROPERTY RECORDS AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG THE NORTHWEST LINE OF SAID BROADMOOR DRIVE, S45 DEGREES W (BEARING BASIS) 80.00 FEET TO AN IRON ROD FOUND AS THE EAST CORNER OF LOT 20 OF SAID ADDITION, THE SOUTH CORNER OF SAID LOT 19 AND THE SOUTH CORNER HEREOF. THENCE, ALONG THE COMMON LINE WITH SAID LOT 20, N42 DEGREES 29'17"W, 138.58 FEET TO AN IRON ROD FOUND IN THE SOUTHEAST LINE OF LOT 3 OF SAID ADDITION AS THE NORTH CORNER OF SAID LOT 20, THE WEST CORNER OF SAID LOT 19 AND THE WEST CORNER HEREOF; THENCE, ALONG THE CENTERLINE OF A 10-FOOT WIDE PUBLIC UTILITY EASEMENT AND PART WAY WITH THE COMMON LINE OF SAID LOT 3 THEN CONTINUING WITH LOT 4 OF SAID ADDITION, N45 DEGREES 31'14"E, 80.02 FEET TO AN IRON ROD FOUND AS THE WEST CORNER OF SAID LOT 18, THE NORTH CORNER OF SAID LOT 19 AND THE NORTH CORNER HEREOF; THENCE ALONG THE COMMON LINE WITH SAID LOT 18, S42 DEGREES 31'07"E, 136.78 FEET TO THE POINT OF BEGINNING AND CALCULATED TO CONTAIN 0.253 ACRES THEREIN. BEARINGS BASIS FOR THIS SURVEY ARE BASED ON THE NORTHWEST LINE OF BROADMOOR DRIVE, S45 DEGREES W.

