

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/20/2018	Grantor(s)/Mortgagor(s): WENDY E BISHOP, A SINGLE WOMAN
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: 2018-1802643	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: 7/7/2026	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: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE VILLAGE OF BANGS BEING A PART OF BLOCK NO. 9 OF THE GIBSON ADDITION AND BEING THAT TRACT DESCRIBED IN DEED TO JIMMY ROBBINS AND SARAH ROBBINS PER VOL. 954, PAGE 831 BROWN COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A STEEL PIN FOUND IN THE NORTH LINE OF MARTIN AVENUE, THE SWC OF SAID GIBSON ADDITION AND THE SWC OF THIS; THENCE N00-46-22W ALONG FENCE, AT 168.12 FEET A STEEL PIPE FOR A CORNER POST, THE NWC OF THIS; THENCE N88-52-24E ALONG FENCE, AT 58.93 FEET A STEEL PIPE FOR A CORNER POST, THE NEC OF THIS; THENCE S00-48-23E ALONG FENCE, AT 168.18 FEET A 3/8" STEEL PIN WITH CAP SET, THE SEC OF THIS; THENCE S88-55-56W ALONG THE NORTH LINE OF MARTIN AVE, AT 59.03 FEET THE POINT OF BEGINNING AND CONTAINING 0.228 ACRES OF LAND.

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, Kim Anderson, Ron Anderson, Jay Jacobs, 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: 5/4/2026



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

Dated:

Kevin Key

Printed Name:

[SS] Kevin Key

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

Posted by: *Evauro Ortega-Smith*

POSTED
Sharon Ferguson, Brown County Clerk
Time 3:00 AM

MAY 07 2026

By Deputy: *Heber*

MH File Number: TX-26-128211-POS
Loan Type: FHA