

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/22/2022	Grantor(s)/Mortgagor(s): ASHTON WALTERS, A MARRIED MAN AND AUTUMN WALTERS, HIS WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-125841	Property County: HARDIN
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: 11:00 AM
Place of Sale of Property: Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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, Margie Allen, Keata Smith, Stephanie Hernandez or Tiffany Sandvick, 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: 5/5/2026

Thuy Frazier

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

Dated: 5/7/26

Keata Smith
Printed Name:
Keata Smith

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

MH File Number: TX-26-128214-POS
Loan Type: FHA

FILED FOR RECORD
2026 MAY -7 PM 2:59
COUNTY CLERK
HARDIN COUNTY, TEXAS
Ashtun Frazier

EXHIBIT A

TX-26-128214-POS

Being a tract or parcel containing 6.00 acres of land out of and a part of the John Houston Survey, Abstract Number 270, Hardin County, Texas, and also being out of and a part of a 8.006 acre tract recorded in Volume 1426, Page 589, Official Public Records of Hardin County, Texas, said 6.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the North right-of-way line of a public road known as Villa Road and also being the Southeast corner of a 8.009 acre tract recorded in Volume 1203, Page 136, Official Public Records of Hardin County, Texas and being the Southwest corner of said 8.006 acre tract, said 1/2-inch iron rod having a State Plane Coordinate value of Y=10,160,292.98 and X=4,195,035.22;

THENCE, North 03 deg. 27 min. 52 sec. West, along the East line of said 8.009 acre tract for a distance of 1,178.33 feet (deed= 1,178.36 feet) to a 1/2-inch iron rod found at the Northeast corner of said 8.009 acre tract and in the South line of a timber company tract recorded in Volume 1298, Page 532, Official Public Records of Hardin County, Texas;

THENCE, North 86 deg. 50 min. 44 sec. East, along the South line of said timber company tract for a distance of 222.06 feet (deed= 222.03 feet) to a 1/2-inch iron rod found for corner;

THENCE, South 03 deg. 27 min. 36 sec. East, along the residue of said 8.006 acre tract for a distance of 1,177.49 feet (deed= 1,177.56 feet) to a 1/2-inch iron rod found in the North right-of-way line of said Villa Road;

THENCE, South 86 deg. 37 min. 38 sec. West, along the North right-of-way line of said Villa Road for a distance of 221.96 feet (deed = 221.98 feet) to the POINT OF BEGINNING and containing 6.00 acres of land.