

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/20/2021

**Grantor(s)/Mortgagor(s):**  
TED A BYERLY JR, A SINGLE MAN

**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, L.L.C.

**Recorded in:**  
**Volume:** 429  
**Page:** 429  
**Instrument No:** 000070559

**Property County:**  
SAN AUGUSTINE

**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

**Legal Description:** BEING 2 ACRES OF LAND, MORE OR LESS, A PART OF THE E. QUIRK SURVEY, A-35, SAN AUGUSTINE COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN DEED FROM TRAVIS O. HANKS AND WIFE, SHERI HANKS TO HUFORD ADKINS AND JANIE HOFFMAN, DATED JANUARY 18, 2013, RECORDED IN VOL. 266, PAGE 274, REAL PROPERTY RECORDS, SAN AUGUSTINE COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

**Date of Sale:** 10/3/2023

**Earliest Time Sale Will Begin:** 1:00 pm

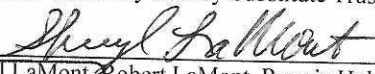
**Place of Sale of Property:** San Augustine County Courthouse, 100 W. Columbia, San Augustine, TX 75972 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.**

  
Sheryl LaMont Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075  
**Filed August 14, 2023**

**FILED FOR RECORD + posted**  
**August 14th 2023**  
AT 1:45 O'CLOCK P M  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Margo Noble  
DEPUTY

**MH File Number:** TX-23-98778-POS  
**Loan Type:** FHA

EXHIBIT "A"

Being 2.000 acres of land situated in the Edmund Quirk Survey, Abstract 35, San Augustine County, Texas, and being the same called 2.00 acre tract described in a Gift Deed from Huford Adkins to Janie Hoffman, dated April 12, 2019, and recorded in Volume 387, Page 305, in the Official Public Records of San Augustine County, Texas, said 2.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4 inch iron pipe found at the West base of a chain link fence corner post for the Southwest corner of said Hoffman called 2.000 acre tract and in the East right-of-way line of State Highway 147 (based on 80-foot right-of-way) and being the Northwest corner of another called 2.00 acre tract described in a Warranty Deed with Vendor's Lien from Melba Lee to Courtney Brooks, dated April 1, 2021, and recorded in Volume 424, Page 593, in the Official Public Records of San Augustine County, Texas, and being the former Southwest corner of a called 8.7047 acre tract described in a Warranty Deed from Fred Keidel, Jr. To Charles Watson and wife, Janell Watson, dated June 23, 1978, and recorded in Volume 199, Page 293, in the Deed Records of San Augustine County, Texas;

THENCE N 17°46'01" E, with the West line of said Hoffman called 2.00 acre tract and said East right-of-way line of State Highway 147, a distance of 302.94 feet (called 302.85 feet) to a 60d nail found at the Northwest corner of said Hoffman called 2.00 acre tract and being the Westerly Southwest corner of the remainder of said Watson called 8.7047 acre tract;

THENCE S 72°11'52" E, with the North line of said Hoffman called 2.00 acre tract (called S 72°13'59" E), a distance of 334.95 feet (called 334.99 feet) to a 1/2-inch iron rod found for the Northeast corner of said Hoffman called 2.00 acre tract and an interior corner of the remainder of said Watson called 8.7047 acre tract;

THENCE S 01°36'51" E, with the East line of said Hoffman called 2.00 acre tract (called S 01°34'25" E), a distance of 174.72 feet (called 174.82 feet) to a 1/2-inch iron rod found for the Southeast corner of said Hoffman called 2.00 acre tract and in the North line of said Brooks called 2.00 acre tract and also being the Southerly Southwest corner of said remainder of the Watson called 8.7047 acre tract, and being S 88°25'35" W, 30.87 feet from a 3/4-inch iron pipe found (bent) in the West top bank of a branch for the Southeast corner of said Watson called 8.7047 acre tract and the Northeast corner of said Brooks called 2.00 acre tract;

THENCE S 88°25'35" W, with said South line of the Hoffman called 2.00 acre tract (basis of bearing orientation) and with said North line of the Brooks called 2.00 acre tract, a distance of 416.43 feet (called 416.38 feet) to the POINT OF BEGINNING and containing 2.000 acres of land within these calls.

Bearing orientation based on the South line of the Hoffman called 2.00 acre tract having a bearing of S 88°25'35" E, as described in deed recorded in Volume 387, Page 305, in the Official Public Records of San Augustine County, Texas.