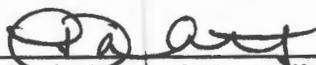


Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

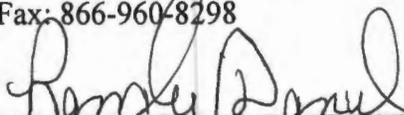
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: October 17, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, **Iman Walcott**, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER,
PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RONDA TYLER,
ANGIE USELTON, MONICA HENDERSON, JAMI HUTTON, RANDY DANIEL, CINDY
DANIEL, JIM O'BRYANT, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: April 6, 2018

Amount: \$148,555.00

Grantor(s): COTA WILBURN and SHYANN WILLIAMS

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 2018-002817 and Correction Instrument recorded under Document No. 2018-003665

Legal Description: SEE EXHIBIT A

Date of Sale: December 3, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

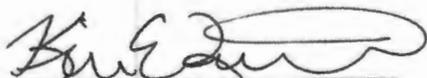
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VAN ZANDT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DANA KAMIN, DARLA BOETTCHER, RONDA TYLER, ANGIE USELTON, MONICA HENDERSON, JAMI HUTTON OR CINDY DANIEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

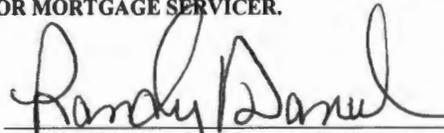
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-006638



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILE
2019 O
COUNTY
BY

EXHIBIT A

All that certain lot, tract or parcel of land situated within the RAMON GARCIA SURVEY, ABSTRACT NO. 291, Van Zandt County, Texas, same being that tract or land conveyed to Kevin Paul et ux, Kokeesha Paul in Document No. 2009-001785, Real Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a point within the right-of-way of County Road No. 3609, for the East corner of said tract;

THENCE South 45 degrees 52 minutes 08 seconds West, passing a 3/8 inch steel rod found at 15.85 feet, in all 760.00 feet to a 1/2 inch steel rod found for corner;

THENCE North 45 degrees 26 minutes 03 seconds West, 343.39 feet to a 1/2 inch steel rod found for corner;

THENCE North 45 degrees 52 minutes 08 seconds East (directional control line), passing a 1/2 inch steel rod found at 747.14 feet, in all 762.69 feet to a point for corner within the right-of-way of County Road No. 3609;