

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/30/2019	<b>Grantor(s)/Mortgagor(s):</b> MANUEL A LUJAN AND SYLVIA C LUJAN, A MARRIED COUPLE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> <b>Volume:</b> 0379 <b>Page:</b> 0807 <b>Instrument No:</b> 109374	<b>Property County:</b> BREWSTER
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 9/1/2026	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Brewster County Courthouse, 201 W. Ave E., Alpine, TX 79830 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** A 0.098 ACRE TRACT OF LAND, MORE OR LESS, BEING A PORTION OF LOTS FOUR (4) AND FIVE (5), BLOCK TWENTY-ONE (21), ORIGINAL TOWNSITE OF ALPINE, BREWSTER COUNTY, TEXAS SAID 0.098 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN A METES AND BOUNDS DESCRIPTION AND PLAT OF THE SURVEY ATTACHED HERETO AS EXHIBIT "A", DATED DECEMBER 16, 2019, PREPARED BY JUSTIN RENE PARENTEAU, R.P.L.S NO. 5959, WHICH EXHIBIT IS MADE A PART OF THIS DOCUMENT BY REFERENCE AND INCORPORATED HEREIN FOR ALL PURPOSES.

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, Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, 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: 6/23/2026



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

Dated: 6-25-26

Printed Name:

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

At 11:15 o'clock A M  
Date 6/25/26

**MH File Number:** TX-26-130110-POS  
**Loan Type:** Conventional Residential

SARAH LUJAN  
County Clerk, Brewster County, TX  
By Sarah Lujan Deputy

Job No. 48048000  
 Plot Date: 12/16/2019 4:45 PM



**EXHIBIT A**

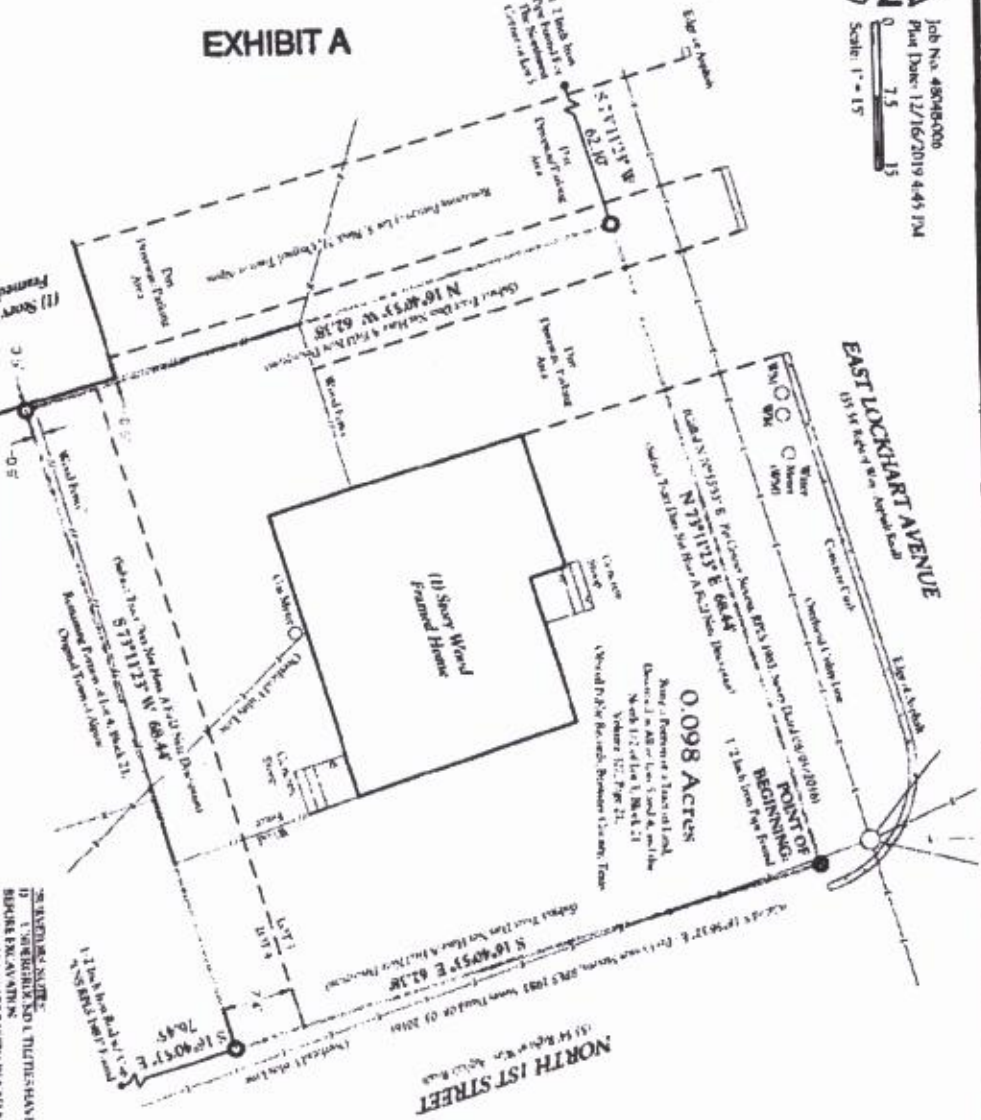
**TITLE COMMITMENT NOTE:**  
 THERE HAS BEEN NO ACTION TO  
 INTEREST RECORDS IN THIS  
 RECORDING REGARDING THE  
 PROPERTY. ONLY SURVEY LINES  
 AND BOUNDARIES HAVE BEEN SHOWN  
 ON THIS SURVEY AS USUAL PRACTICE  
 IN THE FIELD.

**FIELD NOTE:**  
 THE PROPERTY IS SHOWN IN BLOCK X, AREA DETERMINED  
 TO BE OUTSIDE ANY LOCAL FLOODPLAIN, BASE FLOOD  
 ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED  
 VERTICAL DATUM NOVEMBER 1988, AS SHOWN ON FEMA FIRM  
 NO. 4800000000, EFFECTIVE 11/18/1988.  
 NEAREST BANK LOCATED UP FROM OF FLOOD INUNDANCE  
 RATE MAPS LOCATED ON A SURVEY OF THE PROPERTY TO  
 THE ALLUVIAL DEPOSITION OF THE PROPERTY IS LIMITED TO THIS  
 FLOODPLAIN INFORMATION HAS BEEN LIMITED ON THIS  
 SURVEY.

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**408 EAST LOCKHART AVENUE, ALPINE, TEXAS 79830**

A SURVEY OF

0.098 ACRES, BEING A PORTION OF LOTS 4 AND 5, BLOCK 21 OF THE ORIGINAL TOWN OF ALPINE, ALPINE, BREWSTER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME PAGE 2, PAGE 97, DEED RECORDS, BREWSTER COUNTY, TEXAS AND BEING MARKED PARTICULARLY DESCRIBED BY METES AND BOUNDARIES AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF NORTH 1ST STREET AND THE S 9 1/2 INCH RIGHT OF WAY LINE OF EAST LOCKHART AVENUE, BEING THE NORTHEAST CORNER OF BLOCK 21, ORIGINAL TOWN OF ALPINE AND ALSO BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON RIGHT OF WAY LINE OF NORTH 1ST STREET AND THE TRACT DESCRIBED HEREIN, S 16°40'55" E, 62.38 FEET TO A 1/2 INCH IRON ROD WITH CAP 7/16" SET FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CROSSING OVER LOT 4, S 71°12'27" W, 62.44 FEET TO A 1/2 INCH IRON ROD WITH CAP 7/16" SET FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE CROSSING OVER LOT 4 AND 5, N 16°40'55" W, 62.38 FEET TO A 1/2 INCH IRON ROD WITH CAP 7/16" SET IN THE NORTH RIGHT OF WAY LINE OF EAST LOCKHART AVENUE, BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE WITH THE COMMON RIGHT OF WAY LINE OF EAST LOCKHART AVENUE AND THE TRACT DESCRIBED HEREIN, N 71°12'27" E, 68.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.098 ACRES OF LAND.

**FIELD NOTE DESCRIPTION TO ACCOMPANY PLAT EVENLY DATED**

FIELD NOTE: THE PROPERTY IS SHOWN IN BLOCK X, AREA DETERMINED TO BE OUTSIDE ANY LOCAL FLOODPLAIN, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED VERTICAL DATUM NOVEMBER 1988, AS SHOWN ON FEMA FIRM NO. 4800000000, EFFECTIVE 11/18/1988. NEAREST BANK LOCATED UP FROM OF FLOOD INUNDANCE RATE MAPS LOCATED ON A SURVEY OF THE PROPERTY TO THE ALLUVIAL DEPOSITION OF THE PROPERTY IS LIMITED TO THIS FLOODPLAIN INFORMATION HAS BEEN LIMITED ON THIS SURVEY.

*[Signature]*  
 Justin Rene Parenteau



**PLAT TO ACCOMPANY FIELD NOTE DESCRIPTION EVENLY DATED**  
 0 - 1/2 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF NORTH 1ST STREET AND THE S 9 1/2 INCH RIGHT OF WAY LINE OF EAST LOCKHART AVENUE, BEING THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;