

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/16/2020

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2020017477

Mortgage Servicer:
Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 10/4/2022 **Earliest Time Sale Will Begin:** 10:00:00 AM

Place of Sale of Property: Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575 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.

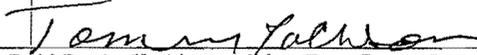
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

Grantor(s)/Mortgagor(s):
ANDREW MCCLUSKY, A SINGLE MAN AND DANIEL HJELLE, AN UNMARRIED MAN
Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Property County:
LIBERTY

Mortgage Servicer's Address:
5887 Copley Drive,
San Diego, CA 92111


Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Stephanie Hernandez
or Carolyn Ciccio
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

at 1100 FILED A
o'clock

JUL 21 2022

MH File Number: TX-22-80837-POS
Loan Type: FHA

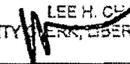
LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY  DEPUTY

EXHIBIT A

A TRACT OR PARCEL CONTAINING 0.6026 ACRES (26,249 SQUARE FEET) OF LAND SITUATED IN THE JESS DEVORE LEAGUE, ABSTRACT NO. 23, LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 0.60 ACRE TRACT CONVEYED FROM EDWARD LYNN WELLS, JAMES ROBERT WELLS AND WIFE PAULA COLLINS WELLS TO TRENTON WALLACE AND SHERRI WALLACE RECORDED IN CLERKS FILE NO. 2016022420 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.6026 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83: BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE SOCONY MOBIL OIL COMPANY INC., CALLED 146.875 ACRE TRACT RECORDED IN VOLUME 510 PAGE 276 OF THE DEED RECORDS OF LIBERTY COUNTY, FOR THE SOUTHEAST CORNER OF THE BRANDON BROOM CALLED 0.69 ACRE TRACT RECORDED IN VOLUME 1873, PAGE 799 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID CALLED 0.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE SOUTH 12 DEGREES 26 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SOCONY MOBIL OIL COMPANY INC., CALLED 146.875 ACRE TRACT, A DISTANCE OF 105.00 FEET TO A SQUARE BOLT FOUND FOR THE NORTHEAST CORNER OF THE CODY CUNNINGHAM CALLED 0.605 ACRE TRACT RECORDED IN THE CLERKS FILE NO. 2016018826 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 0.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE SOUTH 77 DEGREES 49 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID CODY CUNNINGHAM CALLED 0.605 ACRE TRACT, A DISTANCE OF 250.00 FEET TO A 3/4 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF BOBCAT LANE (50 FOOT RIGHT OF WAY AS OCCUPIED) FOR THE NORTHWEST CORNER OF SAID CODY CUNNINGHAM CALLED 0.605 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID CALLED 0.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE NORTH 12 DEGREES 26 MINUTES 01 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BOBCAT LANE, A DISTANCE OF 105.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID BRANDON BROOM CALLED 0.69 ACRE TRACT AND BEING THE

NORTHWEST CORNER OF SAID CALLED 0.60 ACRE TRACT AND THE HEREIN DESCRIBED TRACT; THENCE NORTH 77 DEGREES 49 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BRANDON BROOM CALLED 0.69 ACRE TRACT A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6026 ACRES OF LAND, MORE OR LESS.