

FILED FOR RECORD  
ROCKWALL CO. TEXAS

21 NOV -4 AM 9: 53

JENNIFER FOGG  
ROCKWALL COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/16/2019

**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:** 20190000011748

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

**Grantor(s)/Mortgagor(s):**  
BLAKE S SMITH, A MARRIED MAN AND  
MARYGRACE E SMITH, HIS WIFE  
**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC

**Property County:**  
ROCKWALL

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

**Legal Description:** LOT 22, BLOCK B, WOODLAND CREEK, PHASE 1, AN ADDITION TO THE CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET F, SLIDES 119-121, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

**Date of Sale:** 1/4/2022

**Earliest Time Sale Will Begin:** 12PM

**Place of Sale of Property:** THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LANE IN ROCKWALL, ROCKWALL COUNTY, TEXAS. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

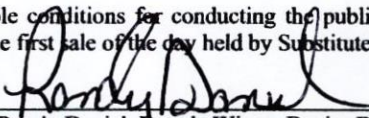
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
\_\_\_\_\_  
Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman,  
Guy Wiggs, Donna Stockman, Michelle Schwartz, Randy Daniel  
or Cindy Daniel or Jim O'Bryant  
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

STATE OF TEXAS §  
COUNTY OF Collin §

Before me, the undersigned Notary Public, on this day personally appeared Randy Daniel as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4 day of November, 2021.

Phyllis Gaddis  
Notary Public  
Signature

