

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/16/2018

Grantor(s)/Mortgagor(s):
DOUGLAS E HAMLIN AND MIKA D. HAMLIN,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
CONSUMER REAL ESTATE FINANCE CO., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: 694
Page: 327
Instrument No: 2018-00000374

Property County:
CARSON

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: THE NORTH ONE-HUNDRED AND EIGHT FEET (N/108.00") OF LOT NUMBER THIRTEEN (13) AND ALL OF THE LOT NUMBER FOURTEEN (14), BLOCK NUMBER THREE (3), OF THE ANTELOPE MESA ON THE PONDEROSA, A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER SE/4 OF SECTION ONE (1), BSF&F SURVEY, HUTCHINSON AND CARSON COUNTIES, ACCORDING TO THE DULY RECORDED PLAT THEREOF IN VOLUME 1, PAGE 71, PLAT RECORDS, CARSON COUNTY, TEXAS.

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 1:00 pm

Place of Sale of Property: Carson County Courthouse, 501 Main Street, Panhandle, TX 79068 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

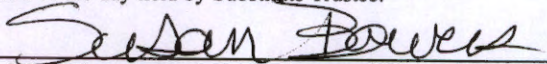
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


Ronnie Heck, Shannon Heck, Ramiro Cuevas, Charles Green,
Jonathan Schendel, Auction.com, Susan Bowers, Jonathan
Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua
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

MH File Number: TX-23-98604-POS
Loan Type: FHA

GAYLA CALES
CARSON CO. & DIST. CLERK

FILED AUG10'23 PM 8:59

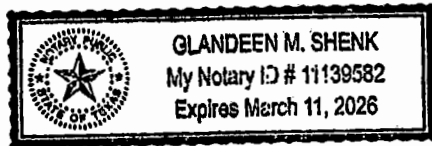
STATE OF TEXAS §
COUNTY OF POTTER §

Before me, the undersigned Notary Public, on this day personally appeared SUSAN BOWERS as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN, 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 10th day of AUGUST, 2023

Glandeem M. Shenk

Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075