

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/8/2017

**Grantor(s)/Mortgagor(s):**  
ELOY CORDOVA, AN UNMARRIED PERSON

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

**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 17-2329

**Property County:**  
ANDREWS

**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:** LOT 21 EXCEPT THE EAST 5 FEET THEREOF, SARTAIN ACRES, A SUBDIVISION OUT OF THE NE/4 OF SECTION 24, BLOCK A-45, P.S.L., ANDREWS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT OF SAID SARTAIN ACRES OF RECORD IN VOL. 1, PAGE 81, PLAT RECORDS OF ANDREWS COUNTY, TEXAS. APN: 000000004302.

**Date of Sale:** 9/6/2022

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Andrews County Courthouse, 201 N. Main, Andrews, TX 79714 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

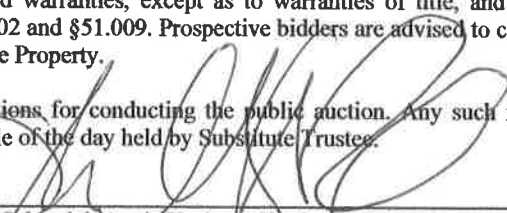
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Bobby Fletcher, David Ray, Kinney Lester, Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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

RECEIVED  
2022 JUN 16 A 11:55  
COUNTY CLERK  
ANDREWS COUNTY

**MH File Number:** TX-22-81044-POS  
**Loan Type:** FHA