

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 7/11/2023	<b>Grantor(s)/Mortgagor(s):</b> JOSE GUAJARDO AND ESTELA GRANADOS OLALDE, AN UNMARRIED MAN AND AN UNMARRIED WOMAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> GUILD MORTGAGE COMPANY LLC
<b>Recorded in:</b> <b>Volume:</b> 979 <b>Page:</b> 451 <b>Instrument No:</b> 256942	<b>Property County:</b> LAVACA
<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> 8/4/2026	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Lavaca County Courthouse, 109 N. La Grange Street, Hallettsville, TX 77964 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Megan Randle, Robert Randle, Ebbie Murphy, Zachary Florez, Alina Cazales or Pete Florez, 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.

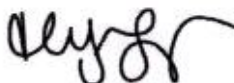
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 6/1/2026



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

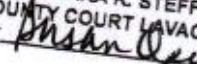
Dated: 6/4/2026

Printed Name:

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

FILED FOR RECORD  
At 11:48 O'Clock A M

JUN 04 2026

BARBARA K. STEFFEK, CLERK  
COUNTY COURT LAVACA CO., TEXAS  
By  Deputy

MH File Number: TX-26-126813-POS  
Loan Type: FHA

**METES AND BOUNDS DESCRIPTION OF A 0.259 ACRE TRACT OF LAND  
(JOB # 16091603)**

**BEING** all that certain parcel or tract of land containing 0.259 Acre out of the Joseph Bates Survey A-458 (sometimes called the Thomas Toby Survey) located in Lavaca County, Texas, lying within the corporate limits of the City of Shiner, being a part of the southwest one-half of Block 91 as shown on the Map of The City of Shiner (by R. H. Koether, dated November 1941 and labeled thereon as "compiled from existing data and records", said Map being found in Nos. 34 and 35 of the (unofficial) map cabinet in the County Clerk Office of said County), and being all of that called 75 feet by 150 feet tract described in deed to Johnny Bob Lewis et. ux. from Arturo M. Gutierrez et. ux. recorded in Vol. 319 Page 19 in the deed records of said County, also being the northeast 1/4 of a tract described in Vol. 195 Page 375 in said deed records; Said 0.259-Acre tract is more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" diameter iron rod found at the west corner of this tract and of said 75 feet by 150 feet tract, at the northern corner of a called 11,250 square feet tract styled Exhibit "A" as described in deed to James Henry Slonina & the Rosemary Slonina Revocable Living Trust recorded in Vol. 724 Page 52 in the official records of said County, in the northwest line of said Block 91, and in the southeastern right of way line of West Twelfth Street (Twelfth Street, 60 foot wide right of way as shown on said Map), located N 45 Deg. 06 Min. 10 Sec. E, 74.96 feet from a 1/2" diameter iron rod found at the west corner of said Block 91, from which an iron rod capped and marked 4401 found at the south corner of said Block 91, bears S 45 Deg. 00 Min. 00 Sec. E (Assumed Bearing Basis for this survey), 300.07 feet.

**THENCE** with a line separating this tract, the northwest line of said 75 feet by 150 feet tract, and a portion of the northwest line of said Block 91, from a portion of the southeastern right of way line of said West Twelfth Street, N 44 Deg. 37 Min. 27 Sec. E, 75.46 feet to a 3/4" diameter iron rod found at the north corner of this tract and of said 75 feet by 150 feet tract, at the west corner of a residue tract described in deed to Willie Coronado et. ux. recorded in Vol. 430 Page 287 in said deed records (being all of a called 150 feet by 150 feet tract, less a called 10,500 more or less square feet tract described therein), same being the north corner of the southwest one-half of said Block 91 as shown on said Map.

**THENCE** crossing portions of said Block 91, the following:

1. With a line, as generally fenced, separating this tract and the northeast line of said 75 feet by 150 feet tract, from the southwestern line of said Coronado et. ux. residue tract, and from the southwestern line of a called 10,500 more or less square feet tract described in deed to Loretta Krejci recorded in Vol. 327 Page 397 in said deed records (being that same tract excepted from said Vol. 430 Page 287), S 44 Deg. 49 Min. 10 Sec. E, 150.41 feet to an iron rod capped and marked 4401 found at the east corner of this tract and of said 75 feet by 150 feet tract, at the southern corner of said 10,500 square feet tract, at the western corner of a called 11,250 more or less square feet tract described in deed to Doris Sostak recorded in Vol. 6 Page 436 in said official records, and at the northern corner of a called 22,500 square feet tract styled Exhibit "A" as described in deed to Robert Schroeder et. ux. recorded in Vol. 349 Page 549 in said official records, located S 14 Deg. 52 Min. 45 Sec. E, 1.12 feet from a 3/4" diameter iron rod found (disturbed) as a reference;
2. With a line, as generally fenced, separating this tract and the southeast line of said 75 feet by 150 feet tract, from a portion of the northwestern line of said 22,500 square feet tract, S 45 Deg. 12 Min. 18 Sec. W, 75.08 feet to a 1/2" diameter iron rod found at the south corner of this tract and of said 75 feet by 150 feet tract, at the eastern corner of said 11,250 square feet Slonina tract (724/52 O.R.);
3. With a line, as generally fenced with chain link, separating this tract and the southwest line of said 75 feet by 150 feet tract, from the northeastern line of said 11,250 square feet Slonina tract, N 44 Deg. 57 Min. 53 Sec. W, 149.65 feet to the Place of Beginning and containing 0.259 Acre of land.