

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/16/2017

**Grantor(s)/Mortgagor(s):**  
~~HOLLY NOEL GALIANA, AN UNMARRIED WOMAN~~

**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

AT 340 FILED O'CLOCK P.M.

**Recorded in:**  
**Volume:**  
**Page:**  
**Instrument No:** 296394

**Property County:**  
CORYELL

JAN 19 2023

**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:** *Springer & Dunton*  
5887 Copley Drive,  
San Diego, CA 92111  
COUNTY CLERK, CORYELL CO., TEXAS

**Legal Description:** LOT ONE (1), BLOCK THREE (3), OF PARKSIDE ADDITION PHASE TWO SECTION ONE, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET A, SLIDE 342, PLAT RECORDS OF CORYELL COUNTY, TEXAS

**Date of Sale:** 4/4/2023

**Earliest Time Sale Will Begin:** 11:00:00 AM

**Place of Sale of Property:** 620 East Main St., Gatesville, Coryell, TX, 76528 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**

*Donna Stockman*  
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Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spener, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon  
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

**service to the sender of this notice immediately.**

**MH File Number:** TX-22-95632-POS  
**Loan Type:** FHA