

NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>Deed of Trust Date:</b> 11/3/2023	<b>Grantor(s)/Mortgagor(s):</b> ISRAEL FIGUEROA ARIZMENDI, AN UNMARRIED MAN
<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> N/A <b>Page:</b> N/A <b>Instrument No:</b> 238308	<b>Property County:</b> ATASCOSA
<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> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 12pm
<b>Place of Sale of Property:</b> Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 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, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Terri Martin, Aleena Litton, Daniel McQuade, Marcela Cantu, Lacreia Robinson, Auction.com LLC, Wayne Daughtrey or Vicki Rodriguez, 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.

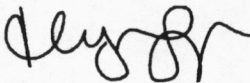
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 1/20/2026

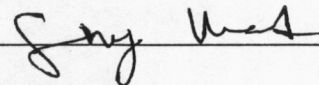


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Guild Mortgage Company LLC

Dated: 1/22/26

Shelby Martin

Printed Name:



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

FILED 11:59 O'CLOCK 4 M  
THERESA CARRASCO COUNTRY CLERK

JAN 22 2026

MH File Number: TX-25-124994-POS  
Loan Type: FHA

ATASCOSA COUNTY, TEXAS  
BY  DEPUTY

**TX-25-124994-POS**

EXHIBIT "A"

BEING A 0.258 ACRE TRACT OF LAND OUT OF LOT 219 SITUATED IN THE CITY OF PLEASANTON, TEXAS RECORDED IN VOLUME 34, PAGE 35 OF THE MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND CALLED 0.258 ACRES IN A DEED TO THE SMOKEY BLUES, LLC RECORDED IN DOCUMENT NUMBER 129432 OF THE OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS (OPR) THIS 0.258 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD SET WITH CAP STAMPED ALLIANCE LAND SURVEYORS RPLS 6500 FOR THE SOUTHWEST CORNER OF SAID 0.258 ACRE TRACT, THE SOUTHEAST CORNER OF LOT 219, ARBITRARY LOT 6 AND ON THE EXISTING PUBLIC RIGHT-OF-WAY OF COUGHRAN ROAD; THENCE NORTH 00 DEGREES 43 MINUTES 27 SECONDS EAST 150.00 FEET WITH THE WEST LINE OF SAID 0.258 ACRE TRACT AND THE EAST LINE OF LOT 219, ARBITRARY LOT 6, TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED ALLIANCE LAND SURVEYORS RPLS 6500 FOR THE NORTHWEST CORNER OF SAID 0.258 ACRE TRACT, THE NORTHEAST CORNER OF LOT 219, ARBITRARY LOT 6 AND ON THE SOUTH LINE OF LOT 219, ARBITRARY LOT 2; THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS EAST 75.00 FEET WITH THE NORTH LINE OF SAID 0.258 ACRE TRACT AND THE SOUTH LINE OF LOT 219, ARBITRARY LOT 2 TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED ALLIANCE LAND SURVEYORS RPLS 6500 FOR THE NORTHEAST CORNER OF SAID 0.258 ACRE TRACT, THE NORTHWEST CORNER OF A PORTION OF LOT 219, AND ON THE SOUTH LINE OF LOT 219, ARBITRARY LOT 2; THENCE SOUTH 00 DEGREES 43 MINUTES 27 SECONDS WEST 150.00 FEET WITH THE EAST LINE OF SAID 0.258 ACRE TRACT AND THE WEST LINE OF A PORTION OF LOT 219 TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED ALLIANCE LAND SURVEYORS RPLS 6500 FOR THE SOUTHEAST CORNER OF SAID 0.258 ACRE TRACT, THE SOUTHWEST CORNER OF A PORTION OF LOT 219 AND ON THE EXISTING PUBLIC RIGHT-OF-WAY OF COUGHRAN ROAD;