

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/3/2019

Grantor(s)/Mortgagor(s):
BRADFORD C SHOFFIT, A MARRIED MAN AND
JAYMIE SHOFFIT, HIS WIFE
Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

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

FILED FOR RECORD

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019001755

Property County:
WILLIAMSON

JUN 01 2023

Nancy E. Roster
County Clerk, Williamson Co. TX

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: PLEASE SEE ATTACHED EXHIBIT A FOR FULL LEGAL, ATTACHED HEREIN AND MADE A
PART HEREOF FOR ALL PURPOSES

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: 405 Martin Luther King, Georgetown, Williamson, TX, 78626 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.

Angela Zavala

David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers,
Thomas Gilbrath, C Jason Spence, Aarti Patel, Dylan Ruiz,
Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum,
Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com,
Angela Zavala, Michelle Jones, Richard Zavala, Jr, Sharlet Watts
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

EXHIBIT "A"
LEGAL DESCRIPTION

Being 0.277 of an acre of land, more or less, out of the M.J. WELLS SURVEY, ABSTRACT NO. 646, in Williamson County, Texas, and being a part of Lot 4, Block 2, of the REVISED MAP OF THE TOWN OF FLORENCE, Texas, as recorded in Cabinet A, Slide 214, Plat Records, Williamson County, Texas, said 0.277 acre tract being more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof.

EXHIBIT A-1

FIELD NOTES for a tract of land in Williamson County, Texas, being part of the M. J. Wells Survey, Abstract No. 646 and the land herein described being part of Lot 4, Block 2, Original Town of Florence, Texas, being of record in Cabinet A, Slide 214-B, Plat Records of Williamson County, Texas.

BEGINNING at a 3/8" iron rod found in the west right-of-way of Bequest Street being the southeast corner of said Lot 4, for the southeast corner of this.

THENCE with the said north right-of-way, S. 69° 54' 17" W., 117.11 feet (Plat bearing S. 71° 45' 00" W.) to a 1/4" iron rod found, for the southwest corner of this.

THENCE N. 17° 34' 10" W., 105.10 feet to a 3/8" iron rod found in the south line of Lot 3, Block 2, of said Original Town, and being in the north line of said Lot 4, for the northwest corner of this.

THENCE with said north line and said south line, N. 49° 56' 22" E., 112.44 feet to a 3/8" iron rod found in the west right-of-way of College Street being the southeast corner of said Lot 3 and being the northeast corner of said Lot 4, for the northeast corner of this.

THENCE with said west right-of-way, S. 20° 07' 00" E., 104.93 feet (Plat S. 20° 07' 00" E., 105.00 feet) to the **PLACE OF BEGINNING** containing 0.277 acre of land.

The bearings for the above description are based on the west right-of-way of College Street.