

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/31/2018

Grantor(s)/Mortgagor(s):
MAURICIO SANCHEZ AND IMELDA SANCHEZ,
HUSBAND AND WIFE

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: 00000044

Property County:
NAVARRO

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: SEE ATTACHED EXHIBIT A

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 12:00:00 PM

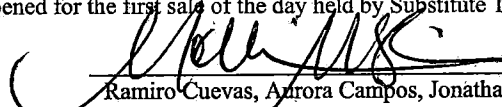
Place of Sale of Property: 300 West 3rd Avenue, Corsicana, Navarro, TX, 75110 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Mollie McCoslin 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

2023-009
FILED FOR RECORD
AT 3:31 O'CLOCK P.M.
FEB 16 2023

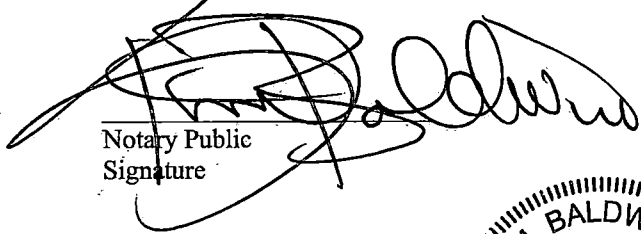
MH File Number: TX-23-96277-POS
Loan Type: FHA

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

STATE OF TEXAS §
COUNTY OF Limestone §

Before me, the undersigned Notary Public, on this day personally appeared Mollie McCoslin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Divulsi License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16th day of February, 2023


Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

EXHIBIT "A"

Being a tract of land situated in the O.B. Munroe Survey, Abstract No. 597, Navarro County, Texas, and being all of that certain tract of land conveyed to Bryan Dunagan and wife, Mary Theresa Dunagan as evidenced by deed recorded in Volume 1275, Page 88 of the Deed Records of Navarro County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the southwest line of Farm Road 3383 for the northwest corner of said Dunagan tract and the most southerly, northeast corner of that certain tract of land conveyed to Billy Howard Owen as evidence by deed recorded in Volume 1331, Page 254 of the Deed Records of Navarro County, Texas;

THENCE South 71° 30' 00" East along the southwest line of said Farm Road a distance of 559.69 feet to the southeast corner of said Dunagan tract in County Road NW 0070, whence a 5/8-inch iron rod set bears North 71° 30' 00" West a distance of 26.00 feet;

THENCE South 60° 49' 40" West departing said Farm Road and continuing along said County Road a distance of 378.34 feet to the southwest corner of said Dunagan tract and the southeast corner of said Owen tract, whence a 2-inch iron pipe bears North 28° 57' 37" West a distance of 17.83 feet;

THENCE North 28° 57' 37" West a distance of 413.71 feet to the point of beginning containing within the metes recited 1.797 acres of land, more or less.

