

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/1/2016

Grantor(s)/Mortgagor(s):
JOSUE MUNIZ QUIROZ, A MARRIED MAN AND
MAYRA MEJIA RICO, HIS WIFE
Current Beneficiary/Mortgagee:
GUILD MORTGAGE COMPANY LLC

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00003769

Property County:
NAVARRO

2023-17
FILED FOR RECORD
AT 3:43 O'CLOCK P.M.
MAR 09 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:
5887 Copley Drive,
San Diego, CA 92111

SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel (only) DEPUTY

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF
CORSICANA, NAVARRO COUNTY, TEXAS, BEING DESIGNATED AS LOT NO. 7 IN BLOCK NO. 1026-I,
ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CORSICANA, TEXAS, AND ACCORDING TO THE PLAT OF
CANTERBURY ADDITION PHASE 3, RECORDED IN VOLUME 4, PAGE 15, PLAT RECORDS OF NAVARRO
COUNTY, TEXAS.

Date of Sale: 6/6/2023

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**

[Signature]
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, Tiffiney 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

service to the sender of this notice immediately.

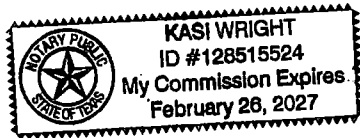
STATE OF TEXAS §
COUNTY OF Freestone §

Before me, the undersigned Notary Public, on this day personally appeared Mollie McCostin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, 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 9th day of March, 2023.

Kasi Wright

Notary Public
Signature



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