

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

1. Date, Time, and Place of Sale.

Date: 07/01/2025

Time: Between 12:00 PM – 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Navarro County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/28/2021 and recorded in the real property records of Navarro County, TX and is recorded under Clerk's File/Instrument Number, 2021-014179 with Justin Robert Murphy-Doughty (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company LLC, a California Limited Liability Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Justin Robert Murphy-Doughty, securing the payment of the indebtedness in the original amount of \$219,945.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Guild Mortgage Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT 1, BLOCK 1026-H OF THE CANTERBURY ADDITION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 62, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

2025-059
FILED FOR RECORD
AT 2:56 O'CLOCK P.M.

MAY 29 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 62 DEPUTY

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Guild Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Guild Mortgage Corporation
5887 Copley Dr.
San Diego, CA 92111




SUBSTITUTE TRUSTEE

Robert LaMont, Sheryl LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Mollie McCoslin OR AUCTION.COM OR Lori
Garner, Christine Wheeless, Phillip Hawkins, Kevin
Key or Jay Jacobs OR Kirk Schwartz, Esq. or Carson
Emmons, Esq. or Justin Ritchie, Esq. c/o Albertelli
Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5/29/25 I filed at the office of the Navarro County Clerk and caused to be posted at the Navarro County courthouse this notice of sale.


Declarant's Name: Mollie McCoslin
Date: 5/29/25