

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/13/2018	Grantor(s)/Mortgagor(s): LUIS GERARDO ROSALES, A MARRIED MAN, AS HIS SOLE AND SEPERATE PROPERTY
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: 00001964	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
Date of Sale: 8/5/2025	Earliest Time Sale Will Begin: 12pm
Place of Sale of Property: Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, TX 75110 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, Kristopher Holub, Ramiro Cuevas, Misty McMillan, Tionna Hadnot, Tonya Washington, Shawn Schiller, Conrad Wallace, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Auction.com LLC, Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheeless, Phillip Hawkins, Kevin Key or Jay Jacobs, 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: 6/4/2025



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

Dated: 6/5/25

Mollie McCoslin

Printed Name:

Mollie McCoslin

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

2025-064
FILED FOR RECORD

AT 3:30 O'CLOCK P.M.

JUN 05 2025

MH File Number: TX-25-109372-POS
Loan Type: Conventional Residential

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

EXHIBIT "A"

All that certain, lot, tract, or parcel of land being 0.428 acre and situated in the Thomas Pratt Survey, Abstract No. 645, in Roane, Navarro County, Texas, and being that certain tract conveyed in a deed from Jason York to Kevin Davis, and wife, Tiffany Davis, dated February 24, 2017 and recorded in Document Number 2413, in the Official Public Records of Navarro County, Texas. Said 0.428 acre is more fully described as follows;

Beginning at a 3/8" rod found for the north corner of this tract and in the southeast line of a called 1.458 acre tract, conveyed to Juan and Julia Rojas, recorded in Volume 1447 Page 234, and in a west corner of a tract conveyed to Joel Sample, dated June 28, 2017 and recorded in Document Number 4560;

Thence south 30 degrees 00 minutes 00 seconds east along the northeast line of this tract and a southwest line of the Sample tract, a distance of 88.00 feet to a 3/8" rod found for the east corner of this tract and a corner of the Sample tract;

Thence south 60 degrees 00 minutes 00 seconds west along the southeast line of this tract and part of the northwest line of the Sample tract and the northwest lines of a tract called 0.34 acre conveyed to Ronnie Garrett in Volume 1449 Page 450 and the northwest line of a called 0.255 acre tract conveyed to Ronnie L. Garrett, in Volume 1699 Page 6, and passing a 1/2" rod set with an orange cap with BRUCE RPLS 4890 at 194.65, and continuing for a total distance of 212.00 feet to a point for the south corner of this tract and the west corner of the called 0.255 acre tract and in NE County Road 0160;

Thence north 30 degrees 00 minutes 00 seconds west along a line in said road and the southwest line of this tract a distance of 88.00 feet to a point for the west corner of this tract and the south corner of the called 1.458 acres tract;

Thence north 60 degrees 00 minutes 00 seconds east along the northwest line of this tract and the southeast line of the called 1.458 acres tract and passing a 1/2" rod set with an orange cap with BRUCE RPLS 4890 at 17.19 feet and continuing for a total distance of 212.00 feet to the place of beginning and containing 0.428 acre of land, more or less.

STATE OF TEXAS
COUNTY OF NAVARRO
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded and stamped hereon by me.
Mar 15, 2018
Sherri Dowd, COUNTY CLERK
Navarro County
Filed for Record in:
Navarro County
On: Mar 15, 2018 at 10:03A
AS A
Recordings
Document Number: 00001964
Amount: 78.00
Receipt Number - 83736
By:
Dolly Whithead