

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

Deed of Trust Date: 9/19/2018	Grantor(s)/Mortgagor(s): MISTY PIERCE AND DOUGLAS PIERCE, WIFE AND HUSBAND
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: 360 Page: 542 Instrument No: 152496	Property County: FRANKLIN
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: 4/1/2025	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: Franklin County Courthouse, 200 N. Kaufman Street, Mt Vernon, TX 75457 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

2025 JAN 13 PM 2:44
Brook Burnell
COUNTY CLERK
FRANKLIN COUNTY, TX

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, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Harriet Fletcher or Sharon St. Pierre, 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(1): 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.

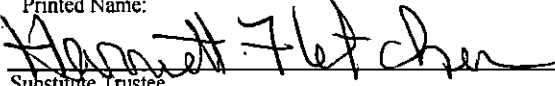
Dated: 1/6/2025

Dated: January 13, 2025



Harriett Fletcher

Printed Name:



Substitute Trustee

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

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

MH File Number: TX-24-104893-POS
Loan Type: FHA

EXHIBIT "A"

All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the J. P. Moseley Survey, Abstract No. 308, being all of that certain residue of Second Tract - 50 acres described in Deed from Charlotte Gooden, et vir, Warren, to Charlotte Gooden, Trustee, filed June 30, 2005, recorded in Volume 133, Page 293, Official Public Records of said County, and bounded as follows:

Beginning at a PK nail set on the WBL of said 50.0 acre tract being N 2° 12' 25" W - 616.62 feet from the SWC of said 50.0 acre tract and being on the centerline of County Road 3170 and also being on the WBL of said Moseley Survey and the EBL of the B. Reeves Survey, Abstract No. 391, same being on the Northernmost SWC of a 53.708 acre tract described in Deed from Charlotte B. Gooden, Trustee of the Charlotte B. Gooden 1979 Trust, to David Robinson, et ux, Jalayne, filed August 25, 2011, recorded in Volume 247, Page 298, Official Public Records of said County;

Thence North 2° 29' 30" West along the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170 - 242.75 feet to a point for corner on the SWC of a 0.440 acre tract this day surveyed out;

Thence North 86° 38' 12" East, along the SBL of said 0.440 acre tract at a distance of 15.00 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 175.00 feet to a 1/2 inch iron rod (TSR) set on the SEC of said 0.440 acre tract;

Thence North 3° 21' 48" West, along the EBL of said 0.440 acre tract, a distance of 110.00 feet to a 1/2 inch iron rod (TSR) set on the NRC of said 0.440 acre tract;

Thence South 86° 38' 12" West, along the NBL of said 0.440 acre tract at a distance of 160.00 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 173.33 feet to a point on the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170;

Thence North 2° 29' 30" West along the WBL of said 50.0 acre tract, the WBL of said Moseley Survey, the EBL of said Reeves Survey and also being on the centerline of said County Road 3170 - 242.75 feet to a PK nail set for corner on exterior EIL corner of said 53.708 acre tract;

Thence North 88° 06' 57" East generally along a fence at 23.97 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 583.49 feet to a 1/2 inch iron rod (TSR) set for corner on an inner EIL corner of said 53.708 acre tract;

Thence South 1° 11' 14" West generally along the fenced Easternmost WBL of said 53.708 acre tract - 328.51 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence North 88° 27' 35" West generally along a fence of said 53.708 acre tract - 175.51 feet to a 1/2 inch iron rod (TSR) set on an inner EIL corner of said 53.708 acre tract;

Thence South 9° 06' 26" West generally along a fence of said 53.708 acre tract - 67.16 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 37° 41' 57" West generally along a fence of said 53.708 acre tract - 142.26 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 9° 13' 39" East generally along a fence of said 53.708 acre tract - 26.03 feet to a 1/2 inch iron rod (TSR) set for corner;

Thence South 85° 07' 10" West generally along a fence of said 53.708 acre tract at 230.10 feet passing a 1/2 inch iron rod (TSR) set for reference and continuing a total distance of 285.29 feet to the Place of Beginning containing 5.379 acres.