

20137

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/2/2018	<b>Grantor(s)/Mortgagor(s):</b> CODY L. WORTHY, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Guild Mortgage Company LLC
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 1804842	<b>Property County:</b> MONTAGUE
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 10:00 AM
<b>Place of Sale of Property:</b> Montague County Courthouse, 11339 State Hwy 59 N, Montague, TX 76251 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, Lynne Holiday, Jerry Tiemann, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Auction.com, Lynne Holiday or Ryan Holiday, 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: 1/8/2025

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

Dated: 1/13/25

Lynne Holiday  
Printed Name: Lynne Holiday

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

NOTICE OF PUBLIC SALE  
2025 JAN 13 AM 11:16

MH File Number: TX-24-104569-POS  
Loan Type: FHA

**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEING a tract of land situated in the Samuel H. Smith Survey, Abstract No. 662, Montague County, Texas and being all of a called 10.00 acre tract of land described in Deed to Don Brooks recorded in Volume 787, Page 459, Deed Record, Montague County, Texas and being more particularly described herein as follows:

BEGINNING at a 3/8 inch iron rod found at or near the centerline of Bates Road (a public road) for the Southwest corner of said Brooks tract;

THENCE North 00 degrees 00 minutes 30 seconds East, with the West line of said Brooks tract, along or near a fence a distance of 796.53 feet to a 3/8 inch iron rod found for the Northwest corner of said Brooks tract;

THENCE North 88 degrees 38 minutes 05 seconds East, with the North line of said Brooks tract, along or near a fence a distance of 542.99 feet to a 2 inch steel fence corner post found for the Northeast corner of said Brooks tract;

THENCE South 00 degrees 02 minutes 52 seconds West, a distance of 809.38 feet to a 3/8 inch iron rod found at or near the centerline of said Bates Road for the Southeast corner of said Brooks tract;

THENCE South 89 degrees 59 minutes 29 seconds West, with the South line of said Brooks tract, along or near the centerline of said Bates Road a distance of 542.27 feet to a POINT OF BEGINNING and containing, within the metes and bounds herein recited, 10.00 acres of land, more or less.