

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 6/12/2020	<b>Grantor(s)/Mortgagor(s):</b> BRITNEY CHILDRESS, A SINGLE WOMAN
<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> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2020002443	<b>Property County:</b> CASS
<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> 4/7/2026	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Cass County Courthouse, 100 Houston, Linden, TX 75563 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, Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Auction.com LLC, Heather Golden, Jabria Foy, Kara Riley, Harriett Fletcher or Sheryl LaMont, 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: 1/21/2026



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

Dated: 1/22/2026

Kara Riley

Printed Name:

Kara Riley

Substitute Trustee

c/o Auction.com

1255 West 15th Street, Suite 1060

Plano, TX 75075

<https://sales.mccarthyholthus.com>

2026 JAN 22 A 10:12

FILED FOR RECORD

**MH File Number:** TX-25-125613-POS  
**Loan Type:** USDA Farm Loan

TEXAS

**TX-25-125613-POS**

**EXHIBIT A**

A certain 2.000 acres of land located in the William Wilson Survey, A-1067, Cass County, Texas, this tract being part of a called 46.00 acres tract previously described in Instrument #2017000805 also see Volume 566, Page 266 for a more detailed description. This tract being more particularly described as follows and as shown on Dave Hamilton Mapping and Surveying plat #1396 as surveyed on 10/24/2017. North is based on State Plane Grid North NAD 83 Texas North Central Zone as determined by GPS observations on the monumented South line of the called 46.00 acres tract. Unless otherwise noted all instruments referenced in this description are recorded in the Real Property Records of Cass County, Texas;

Commencing at a 1-1/4" Iron Pipe found for the Southwest Corner of the said 46.00 acres tract;

THENCE: N 87°27' E 424.4 feet along the South line of the said 46.00 acres tract to a Point, from which bears a 3/8" Iron Rod found for the Southeast Corner of the said 46.00 acres tract N 87°27' E 1194.2 feet;

THENCE: N 02°46' W 201.8 feet to a 1/2" Iron Rod with Cap # 5154 (typical) set for the Southwest Corner of this tract, the Point of Beginning;

THENCE: N 02°46' W 309.3 feet along a new line to a 1/2" Iron Rod (typical) set on the South Right of Way of Cass County Road # 1754 for the Northwest Corner of this tract;

THENCE: N 87°15' E 85.1 feet along said Right of Way to a 1/2" Iron Rod (typical) set for an Angle Corner of this tract;

THENCE: S 85°25' E 206.6 feet along said Right of Way to a 1/2" Iron Rod (typical) set for the Northeast Corner of this tract;

THENCE: S 02°46' 283.8 feet along a new line to a 1/2" Iron Rod (typical) set for the Southeast Corner of this tract;

THENCE: S 87°25' W 290.0 feet along a new line to the Point of Beginning, this tract being subject to all easements of record.