

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/23/2021	Grantor(s)/Mortgagor(s): JOHN MCCLYMOND AND LINDA MCCLYMOND, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 20212165	Property County: ROBERTSON
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: 4/7/2026	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: Robertson County Courthouse, 103 E. Morgan Street, Franklin, TX 77856 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, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Reid Ruple, Kristopher Holub, Aarti Patel, Kathleen Adkins, Michael Kolak, Evan Press, Auction.com LLC, Orlando Rosas or Bobby Brown, 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: 1/9/2026

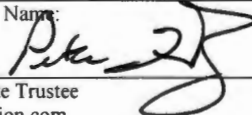


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Guild Mortgage Company LLC

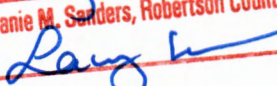
Dated: 1-12-26

Pete Florez

Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 12th day of
January 2026 at 11:54 am pm.
Stephanie M. Sanders, Robertson County Clerk
by: 

Filed for Record in:
Robertson County
On: Jan 12, 2026 at 11:54A
By: Maxine Lattimore

MH File Number: TX-25-107044-POS
Loan Type: FHA

LEGAL DESCRIPTION

Being a 0.33 acre tract of land in the Mary Peterson Survey, Abstract No. 303, Robertson County, Texas, and being Lots 6, 7 and part of 8, Block 139, City of Bremon according to a plat recorded in Volume 40, Page 178 of the Deed Records of Robertson County, Texas (DRRCT) and Volume 1, Page 84, Map and Plat Records of Robertson County, Texas, further described in a deed to Travis Earl Petty, et ux, recorded in Volume 1337, Page 410 of the Official Public Records in in Robertson County, Texas (OPRRCT). Said 0.33 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the southwest corner of above mentioned Lot 6, located at the intersection of the east right-of-way line of S. Hamburg Street with the north line of a 20 foot wide alley;

THENCE along the east right-of-way line of S. Hamburg Street, North 23 degrees 13 minutes 04 seconds East, a distance of 115.00 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" in the south right-of-way line of W. Denton Street, an unimproved street;

THENCE along the south right-of-way line W. Denton Street, South 66 degrees 46 minutes 56 seconds East, a distance of 125.00 feet to a set 1/2" iron rod, with a yellow cap stamped "RPLS 5345" for the northeast corner of above mentioned Petty tract, same being the northwest corner of a tract of land to Michael A. Milam (978/495 OPRRCT);

THENCE along the east line of said Petty tract, same being the west line of said Milam tract, South 23 degrees 13 minutes 04 seconds West, a distance of 115.16 feet to a found iron rod with cap stamped "RPLS 2547" in the north line of said alley;

THENCE along the north line of said alley, North 66 degrees 42 minutes 32 seconds west, a distance of 125.00 feet to the Point of Beginning, containing 0.33 acre of land.