



VG-1443-2026-2600207

Freestone
County
Renee Gregory
Freestone County
Clerk

Instrument Number: 2600207

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: January 15, 2026 04:26 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2600207
Receipt Number: 20260115000030
Recorded Date/Time: January 15, 2026 04:26 PM
User: Jamie M
Station: CCLERK01

Record and Return To:

MOLLIE MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Gregory
Freestone County Clerk
Freestone County, TX

Renee Gregory

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/8/2011	Grantor(s)/Mortgagor(s): LANCE MARTIN, A MARRIED MAN, AND WENDY MENSCH, HIS WIFE AS COMMUNITY 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: 01565 Page: 00348 Instrument No: 01105742	Property County: FREESTONE
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: 3/3/2026	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 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 HERETO 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, Lori Gantner, Mollie McCoslin, Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Evan Press, Auction.com LLC, 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: 1/14/2026



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

Dated: 1-15-26



Printed Name:


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

MH File Number: TX-25-124709-POS
Loan Type: Conventional Residential

Legal Description

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE HUGH SHEPHERD LEAGUE, ABSTRACT NO. 34, FREESTONE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.459 ACRE TRACT DESCRIBED IN A DEED TO STEVEN CARL SCHICK AND LISA ANN SCHICK FROM C. E. NEAL, JR. TRUSTEE ON JULY 26, 1987 IN VOLUME 759, PAGE 639 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

All that certain lot, tract or parcel of land, part of the Hugh Shepherd League, Abstract No. 34, Freestone County, Texas and being all of that certain called 0.459 acre tract described in a deed to Steven Carl Schick and Lisa Ann Schick from C.E. Neal, Jr., Trustee on July 26, 1987 in Volume 759, Page 639 of the Official Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the $\frac{1}{2}$ " iron rod (found) for the West corner of the above mentioned 0.459 acre Schick tract, the South corner of a called 0.461 acre tract conveyed to Robert Matthew Swain on May 19, 2009 in Volume 1486, Page 640 and being in the Northeast line of Freestone County Road No. 1250;

THENCE North 15 deg. 58 min. 23 sec. East with the Southeast line of the 0.461 acre Swain tract and the Northwest line of the 0.459 acre Schick tract, a distance of 200.81 ft. to a $\frac{1}{2}$ " iron rod (found) at a fence corner for the North corner of same, the East corner of the 0.461 acre Swain tract and being in the Southwest line of a called 6.10 acre tract conveyed to Cooper J. Daniel on December 3, 2008 in Volume 1470, Page 122;

THENCE South 73 deg. 30 min. 57 sec. East with the Southwest line of the 6.10 acre Daniel tract and the Northeast line of the 0.459 acre Schick tract, a distance of 99.84 ft. to a $\frac{1}{2}$ " iron rod (found) capped "Stanger" for the East corner of same and being the North corner of a called 0.459 acre tract conveyed to Vickie L. Ogden on September 9, 1996 in Volume 993, Page 370;

THENCE South 16 deg. 01 min. 07 sec. West with the Southeast line of the 0.459 acre Schick tract and the Northwest line of the 0.459 acre Ogden tract, a distance of 200.94 ft. to a $\frac{1}{2}$ " iron rod (found) capped "Stanger" for the West corner of same, the South corner of the 0.459 acre Schick tract and being in the Northeast line of said Freestone County Road No. 1250;

THENCE North 73 deg. 26 min. 34 sec. West with the Southwest line of the 0.459 acre Schick tract and the Northeast line of Freestone County Road No. 1250, a distance of 99.68 ft. to the place of beginning and containing 0.46 acre of land.

The bearings recited herein are based on the Southeast line of a called 0.459 acre tract described in Volume 759, Page 639 of the Official Records of Freestone County, Texas.