

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/30/2021

Grantor(s)/Mortgagor(s):
WILLIAM L. PECK, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
SOUTHWEST BANK, S.S.B., ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Recorded in:
Volume: 00396
Page: 00445
Instrument No: 00008178

Property County:
FALLS

Mortgage Servicer:
Flagstar Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 10:00 am

Place of Sale of Property: Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

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.



Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas,
Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan
Ruiz, Kathleen Adkins, Auction.com, Kevin Key, Jay Jacobs,
Conna Stockman, David Stockman, Bobby Brown
or Thuy Trauer
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCarthy & HOLDEN, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-97905-POS
Loan Type: VA

FILED 10/3/23

AUG 24 2023

CO. CLK. FALLS CO

"EXHIBIT A"

BEING A 7.604 ACRE TRACT OF LAND, IN THE ATANACIO DE LA SERDA SURVEY, ABSTRACT NO. 67, FALLS COUNTY, TEXAS, CONVEYED TO BETH MULLINS, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 362, PAGE 265, DEED RECORDS, FALL COUNTY, TEXAS, (D.R.F.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A CAPPED IRON ROD FOUND, AT THE SOUTHEAST CORNER OF SAID MULLINS TRACT, AT THE NORTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO RANELLE S. COLLINSWORTH, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 382, PAGE 359, D.R.F.C.T., IN THE WEST LINE OF COUNTY ROAD 185;

THENCE, WITH THE COMMON LINE BETWEEN SAID MULLINS TRACT, AND WITH SAID COLLINSWORTH TRACT, AND WITH THE COMMON LINE BETWEEN SAID MULLINS TRACT, AND WITH A TRACT OF LAND, CONVEYED TO JULIA HOUSE, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 140, PAGE 313, D.R.F.C.T., AND WITH THE COMMON LINE BETWEEN SAID MULLINS TRACT, AND WITH A TRACT OF LAND, CONVEYED TO JAMES E. BODY JR., AS DESCRIBED IN A DEED, RECORDED IN VOLUME 15, PAGE 504, D.R.F.C.T., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1. N 63°10'20" W, A DISTANCE OF 631.81 FEET, TO A POST;**
- 2. N 67°20'46" W, A DISTANCE OF 381.58 FEET, TO AN IRON PIPE FOUND, AT THE SOUTHWEST CORNER OF SAID MULLINS TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND, CONVEYED TO PATRICIO JUAN LARA, AS DESCRIBED IN A DEED RECORDED IN VOLUME 112, PAGE 324, D.R.F.C.T.;**

THENCE, WITH THE COMMON LINE BETWEEN SAID MULLINS TRACT, AND WITH SAID LARA TRACT, N 29°35'44" E, A DISTANCE OF 344.37 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID MULLINS TRACT, IN THE SOUTH LINE SAID COUNTY ROAD 185;

THENCE, WITH THE SOUTH LINE OF SAID COUNTY ROAD 185, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1. S 67°01'50" E, A DISTANCE OF 382.66 FEET, TO A POST;**
- 2. S 62°14'06" E, A DISTANCE OF 407.77 FEET, TO A CAPPED IRON ROD FOUND;**
- 3. S 53°39'10" E, A DISTANCE OF 118.82 FEET, TO A CAPPED IRON ROD FOUND;**
- 4. S 35°43'37" E, A DISTANCE OF 40.25 FEET, TO AN IRON ROD FOUND;**
- 5. S 16°18'56" E, A DISTANCE OF 34.75 FEET, TO A CAPPED IRON ROD FOUND;**
- 6. S 20°37'05" W, A DISTANCE OF 273.32 FEET, TO THE POINT OF BEGINNING AND CONTAINING 7.604 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO.6084, ON SEPTEMBER 27, 2021.**