

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/16/2020	Grantor(s)/Mortgagor(s): SEAN F KELLEY AND CALLIE A KELLEY, A MARRIED COUPLE, AND JANET H BARNES, AN UNMARRIED WOMAN
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: N/A Page: N/A Instrument No: 2020-2000374	Property County: BROWN
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: 6/2/2026	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 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, Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Auction.com LLC, Alexis Mendoza or Kevin Key, 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.

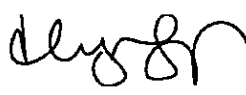
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

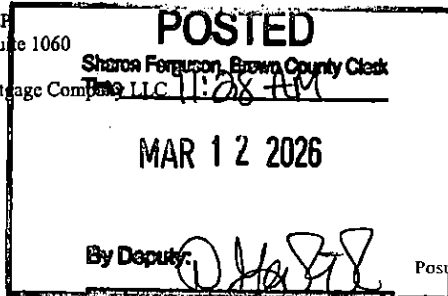
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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: 3/10/2026



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



Dated: 3/11/2026

Kevin Key

Printed Name:

/s/ Kevin Key

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

Posted by: *Talana Ortega Smith*

Date: *03.12.2026*

MH File Number: TX-26-125954-POS

Loan Type: FHA

TX-26-125954-POS

EXHIBIT A

ALL THAT CERTAIN 7.364 ACRE TRACT OR PARCEL OF LAND LYING AND SITUATED IN BROWN COUNTY, TEXAS, IN THE H.T. AND B. RR CO. SURVEY NO. 57, ABSTRACT NO. 455, PART OF A 136.35 ACRE TRACT DESCRIBED IN A DEED CONVEYED FROM CARL MUSICK ESTATE TO WARD IDOL DATED JULY 7, 1981 AND RECORDED IN VOLUME 792, PAGE 502, DEED RECORDS OF BROWN COUNTY, TEXAS, ABOUT 5 MILES NORTH OF EARLY, TEXAS, ON THE NORTH SIDE OF COUNTY ROAD NO. 367, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/8 INCH STEEL ROD SET IN THE GROUND ON THE NORTH R.O. W. LINEN OF COUNTY ROAD NO. 367 NEXT TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING 589.0 FEET WEST OF AND 25 FEET NORTH OF THE SOUTHEAST CORNER OF SAID 136.35 ACRE TRACT; THENCE WEST 746.69 FEET ALONG THE NORTH LINE OF SAID COUNTY ROAD AND ALONG A FENCE TO A 3/8 INCH STEEL ROD SET IN THE GROUND NEXT TO A FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT ON THE SOUTH LINE OF ABOVE 136.35 ACRE TRACT; THENCE NORTH 02 DEGREES 23 MINUTES 05 SECONDS WEST 433.76 FEET ALONG A FENCE TO A 3/8 INCH STEEL ROD SET IN THE GROUND ON THE NORTH SIDE OF A FENCE CORNER POST FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 88 DEGREES 31 MINUTES 42 SECONDS EAST 382.65 FEET ALONG A FENCE TO A 3/8 INCH STEEL ROD SET ON THE NORTH SIDE OF A GATE POST FOR A CORNER; THENCE, SOUTH 83 DEGREES 38 MINUTES 25 SECONDS E 428.06 FEET ALONG A FENCE TO A 3/8 INCH STEEL ROD SET ON THE NORTH SIDE OF A FENCE CORNER POST FOR THE NE CORNER OF THIS TRACT; THENCE SOUTH 06 DEGREES 34 MINUTES 45 SECONDS WEST 376.62 FEET ALONG A FENCE TO THE POINT OF BEGINNING CONTAINING 7.364 ACRES OF LAND. APN: 23401

