

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

#16

**Deed of Trust Date:**  
11/28/2016

**Grantor(s)/Mortgagor(s):**  
MARK F. EARL, II, A MARRIED MAN AND  
CRYSTAL A. EARL, HIS WIFE  
**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ACTING SOLELY AS NOMINEE FOR GUILD  
MORTGAGE COMPANY, A CALIFORNIA  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 1889  
**Page:** 656  
**Instrument No:** 00085090

**Property County:**  
HILL

**FILED** 1:50 P.M.

FEB - 9 2023

**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

**NICOLE TANNER**  
COUNTY CLERK, HILL COUNTY, TEXAS  
By: M. Remy Deputy

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 4/4/2023

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** 1 North Waco St., Hillsboro, Hill, TX, 76645 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.**

Donna Stockman  
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon, Jamie Dworsky or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

"Exhibit A"

TRACT I:

BEING a certain lot, tract, or parcel of land lying and situated in the Robert Irvin Survey A-460 in Hill County, Texas. Said land is a part of that certain 20.406 acre tract described in a deed from Georgia A. Kelley to Mark Earl et ux, Katie Earl recorded in Volume 1636, Page 670 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a fence corner in the east line of F.M. Highway 933 for the northwest corner of that certain tract described in a deed to Gary Lee Stacha recorded in Volume 1846, Page 280 of the Official Public Records of Hill County, for the southwest corner of said 20.406 acre tract, and for the southwest corner of this;

THENCE with the east line of F.M. Highway 933, with the west line of said 20.406 acre tract, and generally along a fence, N20°58'50"W 241.46 feet to a 5/8" iron rod set for the northwest corner of this, said rod being S20°58'50"E 288.98 feet from a 5/8" iron rod found for the northwest corner of said 20.406 acre tract;

THENCE N60°01'22"E 553.01 feet to a 5/8" iron rod set for the northeast corner of this;

THENCE S30°14'47"E 235.19 feet to a 5/8" iron rod set in the south line of said 20.406 acre tract and in the north line of said Stacha tract for the southeast corner of this, said rod being S59°42'13"W 1151.13 feet from a 5/8" iron rod found for the southeast corner of said 20.406 acre tract;

THENCE generally along a fence, S59°42'13"W 592.08 feet to the place of beginning, containing 3.112 acres of land.

TRACT II- 40 FOOT EASEMENT:

BEING a certain lot, tract, or parcel of land lying and situated in the Robert Irvin Survey A-460 in Hill County, Texas. Said land is a part of that certain 20.406 acre tract described in a deed from Georgia A. Kelley to Mark Earl et ux, Katie Earl recorded in Volume 1636, Page 670 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set near a fence corner in the east line of F.M. Highway 933 for the southwest corner of this, said rod being N20°58'50"W 241.46 feet from a 5/8" iron rod found at a fence corner for the southwest corner of said 20.406 acre tract;

THENCE with the east line of F.M. Highway 933, with the west line of said 20.406 acre tract, and generally along a fence, N20°58'50"W 40.50 feet to a 1/2" iron rod found for the northwest corner of this, said rod being S20°58'50"E 248.48 feet from a 5/8" iron rod found for the northwest corner of said 20.406 acre tract;

THENCE generally along a fence as extended, N60°01'22"E, at 464.30 feet passing a 1/2" iron rod found, in all a distance of 546.45 feet to a point for the northeast corner of this;

THENCE S30°14'47"E 40.00 feet to a 5/8" iron rod set for the southeast corner of this;

THENCE S60°01'22"W 553.01 feet to the place of beginning, containing 0.504 acres of land.