

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/12/2016

Grantor(s)/Mortgagor(s):
BARRY BLAINE PEEK AND CATHY ANN PEEK

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 130914-2016

Property County:
LAMAR

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

Legal Description: SEE LEGAL DESCRIPTION IN EXHIBIT "A" ATTACHED

Date of Sale: 7/5/2023

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

Place of Sale of Property: 119 North Main, Paris, Lamar, TX, 75460 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

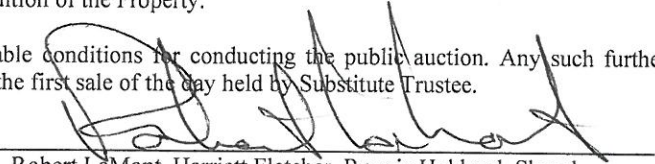
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.



Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Harriet Fletcher, Sharon St. Pierre Posted May 11, 2023.
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

MH File Number: TX-22-93495-POS
Loan Type: FHA

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11th DAY OF May 2023

EXHIBIT "A"

Situated about 5 miles South 50° West of the City of Paris, in the County of Lamar, State of Texas, a part of the W. O. Matthews Survey #558, and being all of a called 5.19 acre tract conveyed to Anton Kubacak by deed recorded in Inst.#127403-2015 of the Official Public Records of said County and State and being all of a called 1.22 acre tract conveyed to said Anton Kubacak by deed recorded in Inst.#127402-2015 of said Official Public Records.

Beginning at a ½" iron pin found for corner at the Northwest corner of the 5.19 acre tract and being the Southwest corner of a called 29.619 acre tract of land conveyed to Ballard Ray Boren and wife by deed recorded in Vol. 1556, Page 161, in the Official Public Records of said County and State.

Thence S 88°53'31" E along a fence a distance of 660.07' to a ½" capped iron pin found for corner at the Northeast corner of said 5.19 acre tract and being the Southeast corner of the 29.619 acre tract;

Thence along the Westerly boundary line of the G.C.&S.F. Railroad as follows: S 38°19'33" W along a fence a distance of 592.73' to a 3/8" spike nail found at the Southeast corner of the 5.19 acre tract and being the Northeast corner of the 1.22 acre tract; South 38°18'15" West along a fence a distance of 467.38' to a ½" iron pin found at the most Southern corner of the 1.22 acre tract and being in the East boundary line of County Road #22920;

Thence along the East boundary line of said County Road as follows: North 0°13'44" West a distance of 363.91' to a 3/8" iron pin found at the Northwest corner of the 1.22 acre tract and being the Southwest corner of the 5.19 acre tract; North 0°33'45" West a distance of 208.12' to a 3/8" iron pin found; North 0°10'18" East a distance of 272.51' to the point of beginning and containing 6.41 acres of land. which currently has the address of 742 COUNTY ROAD 22920