

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/12/2016	<b>Grantor(s)/Mortgagor(s):</b> BARRY BLAINE PEEK AND CATHY ANN PEEK
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> GUILD MORTGAGE COMPANY
<b>Recorded in:</b> Volume: N/A Page: N/A Instrument No: 130914-2016	<b>Property County:</b> LAMAR
<b>Mortgage Servicer:</b> Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 5887 Copley Drive, San Diego, CA 92111
<b>Date of Sale:</b> 2/6/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 pm
<b>Place of Sale of Property:</b> Lamar County Courthouse, 119 North Main, Paris, TX 75460 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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

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, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Misty McMillan, Auction.com, Harriet Fletcher, 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: 12/6/2023



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

Dated: December 7, 2023

Robert LaMont  
Printed Name:



Substitute Trustee  
c/o Auction.com  
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 7<sup>th</sup> DAY OF Dec, 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.