

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/28/2016	Grantor(s)/Mortgagor(s): MARK F. EARL II, A MARRIED MAN AND CRYSTAL A EARL, HIS WIFE
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: 1889 Page: 656 Instrument No: 00085090	Property County: HILL
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: 4/7/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: TRACT I: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.112 ACRES OF LAND SITUATED IN THE ROBERT IRVIN SURVEY A-460 IN HILL COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES. TRACT II - 40 FOOT EASEMENT: ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.504 ACRES OF LAND SITUATED IN THE ROBERT IRVIN SURVEY A-460 IN HILL COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

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, Ramiro Cuevas, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, Auction.com LLC, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, 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: 1/26/2026

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

1/29/26

Dated: 1/29/26

Printed Name:

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

2026 JAN 29 AM 11:53

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY TEXAS

MH File Number: TX-25-125002-POS
Loan Type: VA

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.