

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/23/2022	Grantor(s)/Mortgagor(s): MAHALEY R COOK, A SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: OR 00408 Page: 00449 Instrument No: 00010314	Property County: FALLS
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 7/7/2026	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 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, Auction.com, LLC, Pete Florez, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Zachary Florez, Orlando Rosas or Bobby Brown, 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: 5/12/2026

Thuy Frazier

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

Dated: 5-14-26

Pete Florez

Printed Name:

Pete Florez

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

FILED
At 2:46 o'clock PM

MAY 15 2026

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY *[Signature]* DEPUTY

MH File Number: TX-25-125819-POS
Loan Type: Conventional Residential

TX-25-125819-POS

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20221178

All that certain tract or parcel of land out of Outlot Ninety-One (91) NE in the City of Marlin, Falls County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of a lot described in a deed of trust from Edward J. Larkin, et ux, to Central Texas Savings and Loan Association, dated February 24, 1962, and recorded in Vol. 102, Page 18 of the Falls County Deed of Trust Records;

THENCE East with the North line of Agnes Avenue, 76 feet to a stake for corner which is 40 feet west of the Southeast corner of said Outlot 91;

THENCE North 120 feet to stake for corner;

THENCE West 76 feet to stake for corner;

THENCE South 120 feet to the place of beginning, and being the same property conveyed by T. D. Taylor to Eugene P. Fitzpatrick, et ux, by deed dated April 5, 1962 and of record in Vol. 253, Page 368 of the Falls County Deed Records, also described in a deed to Thomas J. Boyd, et ux, dated November 28, 1967, and recorded in Vol. 272, Page 397 of said Records.
Being the same tract of land conveyed to Paul Evans by deed recorded in Vol. 340, Pg. 617 of the said deed records.