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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/23/2022	Grantor(s)/Mortgagor(s): CRISTIAN ARIAS, AN UNMARRIED PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANPEOPLE, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Guild Mortgage Company LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022077271	Property County: WILLIAMSON
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: 10/6/2026	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: PLEASE SEE ATTACHED 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, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, 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.

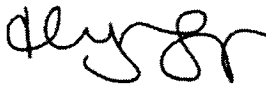
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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: 8/31/2026

Dated: September 3, 2026



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

Angela Zavala

Printed Name:



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

FILED
at 12:44 o'clock P M

SEP 03 2026

Nancy E. Ruter
County Clerk, Williamson Co., TX

MH File Number: TX-26-131895-POS
Loan Type: Conventional Residential

EXHIBIT "A"

THESE NOTES DESCRIBED THAT CERTAIN TRACT LOCATED IN THE JEHU BEVIL SURVEY, A-59, SITUATED IN THE CORPORATE CITY LIMITS OF THE CITY OF THRALL, SUBJECT TRACT BEING ALL OF "TEN FEET OFF THE NORTH SIDE OF LOT NO. TWELVE (12), LOT THIRTEEN (13), FOURTEEN (14)(PART), BLOCK NO. SEVEN (7)", LOCATED IN THE TOWN OF THRALL, PLAT OF WHICH IS RECORDED IN CABINET A, SLIDE 70B OF THE PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), SAME BEING CONVEYED IN A WARRANTY DEED WITH VENDORS LIEN FROM CATHERINE SPINN, INDEPENDENT EXECUTRIX OF THE ESTATE OF DOROTHY ALICE SKRHAK, DECEASED TO CODY D. COPELAND DATE 9-10-2018 AND RECORDED IN DOCUMENT NO. 2018080727, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC); SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249 DURING THE MONTH OF OCTOBER, 2018 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING at the Southwest corner of said "Copeland Tract" in the East line of Vernon Street, same being the Northwest corner of a tract conveyed to William Herzer, Jr., et ux dated 9-22-1971 and recorded in Volume 540, Page 202, Deed Records of Williamson County (DRWC); found a 1/2" iron pipe at same corner;

THENCE North 13DEG 48' 45" West with the West line of "Block Seven (7)" and East line of Vernon Street, passing corners of Lots 12 through 14 at intervals, a total distance of 50.09 feet to a 1/2" iron rod set (capped BRYAN TECH SERVICES) at the Northwest corner of subject tract, same being the Southwest corner of "Tract 2 - 0.146 Acres" (surveyed this date by the undersigned); a 1/2" iron pipe found at the Northwest corner of said "Copeland tract" bears North 13DEG 48' 45" West a distance of 50.09 feet (found what appears to be a sucker rod at base, did not honor) same being the Northwest corner of said "Lot Fifteen (15)" and the Southwest corner of "Lot Fourteen (14)" as conveyed in a Special Warranty Deed from Tom W. Ford and Wendy S. Ford to TW Ford, LP dated 12-12-2016 and recorded in Document No. 2017010899, OPRWC;

THENCE North 76DEG 11' 15" East with the common line of said subject tract and "Tract 2- 0.146 Acre" tract, a distance of 127.00 feet to a set 1/2" iron rod (capped Bryan Tech Services) at the Northeast corner of subject tract, same being the Southeast corner of said "Tract 2 - 0.146 Acre" in the West line of a 16 foot wide alley (per plat); found a 1/2" iron rod (capped Bryan Tech Services) at the Northeast corner of said "Tract 2 - 0.146 Acres" bearing North 13Deg 48' 45" West a distance of 50.09 feet from which a found an iron rod (did not honor) bears North 42DEG 32' 27" West, 1.62 feet;

THENCE South 13DEG 48' 45" East with said West line of 16 foot wide alley, passing corners of Lots 12 through 14 at intervals, a total distance of 50.09 feet to a found 1/2" iron rod (capped Bryan Tech Services) at the Southeast corner of aforementioned ten feet off the North side of Lot No. Twelve (12), same being the Northeast corner of aforementioned "William Herzer, Jr, tract"; found a 5/8" iron rod (did not honor) bearing North 54DEG° 33' 09" West, 2.10 feet;

THENCE South 76DEG 11' 15" West with the common line of subject tract and said "William Herzer, Jr. tract", a distance of 127.00 feet (called 127 feet) to the PLACE OF BEGINNING. Containing according to the dimensions herein stated, an area of 0.146 Acres.