

NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
4 29 2019

**Grantor(s)/Mortgagor(s):**  
JOSHUA LANE BICKHAM, AN UNMARRIED MAN

**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:** N/A  
**Page:** N/A  
**Instrument No:** 2019-02364

**Property County:**  
ERATH

**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 Deigo, CA 92111

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 4/5/2022

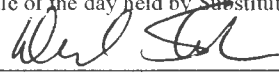
**Earliest Time Sale Will Begin:** 10AM

**Place of Sale of Property:** The outside south steps of the Erath County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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.**

Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Angela Lewis, Kathy Arrington or Janet Pinder 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-21-80081-POS  
**Loan Type:** FHA

POSTED  
10:30 A.M. P.M.

JAN 13 2022

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By CW Deputy

TX-21-80081-POS

10.04 ACRES TRACT OF LAND OUT OF THE A.P. THOMPSON SURVEY, ABSTRACT NO. 752, ERATH COUNTY, TEXAS; BEING ALL OF A CERTAIN 10.04 ACRES TRACT DEEDED TO JAMES E. WINTER, JR. AND WIFE, SHARON L. WINTER IN DOCUMENT NO.2014-01175 OF THE OFFICIAL PUBLIC RECORDS OF ERATH COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:BEGINNING AT A SET COTTON SPINDLE IN ERATH COUNTY ROAD NO. 367, IN THE NORTH LINE OF SAID THOMPSON SURVEY AND AT THE NORTHWEST CORNER OF A CERTAIN 44.773 ACRES TRACT DEEDED TO BRUCE HARINGA AND JULIE HARINGA IN VOLUME 1337, PAGE 1147 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST AND BEGINNING CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID THOMPSON SURVEY BEARS N. 72 DEG. 16 MIN. 25 SEC. W. 4347.35 FEET.THENCE LEAVING SAID COUNTY ROAD, S. 19 DEG. 56 MIN. 15 SEC. W. AT 15.77 FEET PASS A 3/8 INCH IRON ROD WITH CAP (RPLS 1529) ON THE SOUTH SIDE OF SAID COUNTY ROAD, CONTINUING IN ALL 918.17 FEET TO A FOUND 3/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 44.773 ACRES TRACT AND IN THE NORTH LINE OF A CERTAIN 122.29 ACRE TRACT DEEDED TO WILLIAM A. DENNIS AND WIFE, JANE B. DENNIS IN VOLUME 951, PAGE 836 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT.THENCE N. 70 DEG. 34 MIN. 39 SEC. W. 467.66 FEET TO A FOUND 3/8 INCH IRON ROD WITH CAP (RPLS 1529) IN THE NORTH LINE OF SAID 122.29 ACRES TRACT AND AT THE SOUTHEAST CORNER OF A CERTAIN 15.02 ACRES TRACT DEEDED TO JOE ALTEBAUMER AND LORI ALTEBAUMER IN DOCUMENT NO. 2015-01654 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT.THENCE N. 19 DEG. 55 MIN. 56 SEC. E. 584.27 FEET TO A 6 INCHES STEEL POST AT THE SOUTHEAST CORNER OF A CERTAIN 1.78 ACRES TRACT DEEDED TO CHERYL KAY CARITHERS IN DOCUMENT NO. 2011-05088 OF SAID OFFICIAL PUBLIC RECORDS, FOR A CORNER OF THIS TRACT.THENCE WITH THE EAST LINE OF SAID 1.78 ACRES TRACT, N. 03 DEG. 44 MIN. 11 SEC. E. 114.86 FEET TO A 3 INCHES STEEL POST AND N.13 DEG. 18 MIN. 10 SEC. E. AT 185.57 FEET PASS A 3 INCHES STEEL POST ON THE SOUTH SIDE OF SAID COUNTY ROAD, CONTINUING IN ALL 208.98 FEET TO A FOUND COTTON SPINDLE IN SAID COUNTY ROAD AND AT THE NORTHEAST CORNER OF SAID 1.78ACRES TRACT, FOR THE

NORTHWEST CORNER OF THIS TRACTTHENCE WITH SAID COUNTY ROAD, 5.72 DEG. 16 MIN. 25 SEC. E. 524.27 FEET TO THE PLACE OF BEGINNING. APN: R000074656