

A

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 Diego, CA 92111

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/4/2023

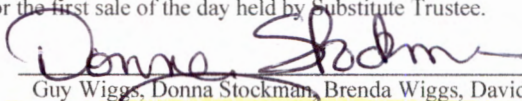
Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: 100 W Washington St., Stephenville, Erath, TX, 76401 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.



Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, Angela Lewis, Brandy Bacon, Jamie Dworsky or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCarthy & Hothus, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

POSTED
A.M. 2:44 P.M.

JAN 19 2023

MII File Number: TX-21-80081-POS
Loan Type: FHA

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 TRACT.THENCE WITH SAID COUNTY ROAD, S.72 DEG. 16 MIN. 25 SEC. E. 524.27 FEET TO THE PLACE OF BEGINNING. APN: R000074656