

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/11/2019

Grantor(s)/Mortgagor(s):
JOSHUA G TACKETT AND TIFFANY RENEE
TACKETT, HUSBAND AND 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: N/A
Page: N/A
Instrument No: 193031

Property County:
JONES

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: PLEASE SEE LEGAL DESCRIPTION ATTACHED

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 100 Courthouse Square, Anson, Jones, TX, 79501 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.

~~Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne,
Jonathan Scheddel, Ramiro Cuevas, Auction.com
or Thuy Prazier
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-23-96564-POS
Loan Type: FHA

POSTED NOTICE
DATE 3-16-23 **TIME** 9:24 Am
Leelan Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 7.00 ACRES OF LAND IN SECTION 11, BLIND ASYLUM LANDS, JONES COUNTY, TEXAS, BEING A PART OF A 156.176 ACRE TRACT OF LAND THAT KATHERINE BRADY, ET AL. DEEDED TO PAUL WASHBURN AND IRA B. DUCK, JR., BY DEED DATED AUGUST 22, 1972, AND RECORDED IN VOLUME 577, PAGE 452, JONES COUNTY, DEED RECORDS. BEGINNING AT AN IRON STAKE LOCATED AT THE SW CORNER OF LOT 7 OF THE SHADY CREEK ESTATES, A SUBDIVISION RECORDED IN VOLUME 630, PAGE 184, JONES COUNTY, DEED RECORDS. SAID POINT IS ALSO LOCATED 1466 FT. N 89 DEGREES 58 MINUTES W OF AND 25 FT. N 0 DEGREES 07' W OF THE SE CORNER OF SAID SECTION 11; THENCE N 0 DEGREES 07 MINUTES W 481.7 FT. TO AN IRON STAKE LOCATED AT THE NW CORNER OF SAID LOT 7; THENCE N 89 DEGREES 58 MINUTES W 39.1 FT. ALONG THE SOUTH LINE OF A 50 FT. ROAD TO AN IRON STAKE; THENCE N 33 DEGREES 08 MINUTES W 164.1 FT. ALONG THE SW LINE OF A 60 FT. ROAD TO AN IRON STAKE; THENCE S 56 DEGREES 32 MINUTES W 447.8 FT. TO A POINT IN DEADMAN CREEK. SAID POINT IS LOCATED 35 FT. S 56 DEGREES 32 MINUTES W TO AN IRON STAKE; THENCE S 50 DEGREES 11 MINUTES W 181.5 FT. ALONG A LINE IN SAID CREEK TO A POINT LOCATED 60 FT. S 89 DEGREES 42 MINUTES E TO AN IRON STAKE; THENCE S 8 DEGREES 14 MINUTES E 106.8 FT. ALONG A LINE IN SAID CREEK TO A POINT LOCATED 50 FT. N 84 DEGREES 40 MINUTES W OF AN IRON STAKE; THENCE S 6 DEGREES 07 MINUTES E 153.2 FT. ALONG A LINE IN SAID CREEK TO A POINT LOCATED 75 FT. N 82 DEGREES 15 MINUTES W OF AN IRON POST; THENCE S 82 DEGREES 15 MINUTES E 167.8 FT. ALONG A FENCE LINE TO AN IRON STAKE LOCATED ON THE SOUTH LINE OF SAID SECTION 11. SAID POINT IS LOCATED 10 FT. N 82 DEGREES 15 MINUTES W OF AN IRON POST; THENCE S 89 DEGREES 58 MINUTES E 384.9 FT. ALONG THE SOUTH LINE OF SAID SECTION 11 TO AN IRON STAKE; THENCE N 0 DEGREES 07 MINUTES W 25 FT. TO AN IRON STAKE; THENCE S 89 DEGREES 58 MINUTES E 60 FT. ALONG THE NORTH LINE OF A 50 FT. PUBLIC ROAD TO THE PLACE OF BEGINNING. SAID 7.00 ACRE TRACT OF LAND ALSO KNOWN AS LOT 25, SECTION 11, SHADY CREEK ESTATES, A SUBDIVISION OF 112.24 ACRES OUT OF THE SE 1/4 OF SECTION 11, BLIND ASYLUM LANDS, JONES AND TAYLOR COUNTIES, TEXAS.