

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/22/2021

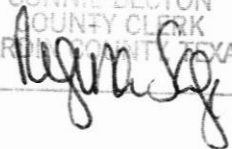
**Grantor(s)/Mortgagor(s):**  
TAYLOR B RICKS, UNMARRIED.

FILED FOR RECORD

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Guild Mortgage Company LLC

2023 FEB 13 PM 1:08

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY 

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2021-113134

**Property County:**  
HARDIN

**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:** SEE ATTACHED EXHIBIT A

**Date of Sale:** 3/7/2023

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

**Place of Sale of Property:** THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE 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.

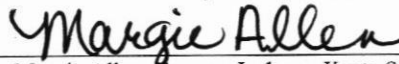
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**



Margie Allen, Tommy Jackson, Keata Smith, Stephanie Hernandez  
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-22-95583-POS  
**Loan Type:** Conventional Residential

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1094591

Being a tract or parcel containing 2.75 acres of land out of and a part of the W. J. Riley Survey, Abstract Number 432, Hardin County, Texas, and being a 2.00 acre tract recorded in Clerk File No. 2016-62631, Official Public Records of Hardin County, Texas, and a 0.75 acre tract recorded in Clerk File No. 2017-73617, Official Public Records of Hardin County, Texas, said 2.75 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3-inch concrete monument found at the Southeast corner of said 2.00 acre tract and being the Northeast corner of a 4.07 acre tract recorded in Volume 1798, Page 679, Official Public Records of Hardin County, Texas and the Southwest corner of a 10.03 acre tract recorded in Volume 298, Page 532, Deed Records of Hardin County, Texas;

THENCE, South 89 deg. 30 min. 57 sec. West, along the North line of said 4.07 acre tract and the North line of a 2.035 acre tract recorded in Clerk File Number 2011-19417, Official Public Records of Hardin County, Texas for a distance of 299.74 feet (record = West, 300.00 feet) to a ¼-inch iron rod found for corner;

THENCE, North 88 deg. 29 min. 52 sec. West, along the North line of said 2.035 acre tract for a distance of 101.45 feet to a ½-inch iron rod capped RPLS 2512 found at the Southwest corner of said 0.75 acre tract and being in the East right-of-way line of a public road known as Freddie's Lane, having an apparent 30 foot right-of-way;

THENCE, North 09 deg. 41 min. 30 sec. West, (reference bearing) along the East right-of-way line of said Freddie's Lane for a distance of 244.45 feet to a ½-inch iron rod capped RPLS 2512 found for the Northwest corner of said 0.75 acre tract;

THENCE, North 72 deg. 03 min. 36 sec. East, along the North line of said 0.75 acre tract for a distance of 151.16 feet to an iron bolt found at the Northeast corner of said 0.75 acre tract and the Northwest corner of said 2.00 acre tract;

THENCE, North 89 deg. 42 min. 11 sec. East, along the North line of said 2.00 acre tract for a distance of 300.25 feet (record = East, 300.00 feet) to a 1-inch iron rod found in the West line of said 10.03 acre tract;

THENCE, South 00 deg. 20 min. 52 sec. West, along the West line of said 10.03 acre tract for a distance of 289.21 feet (record = South, 290.00 feet) to the POINT OF BEGINNING and containing 2.75 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.