

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
3/13/2015

**Grantor(s)/Mortgagor(s):**  
TERRY D. MOSS, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
JACKSBORO NATIONAL BANK,, ITS SUCCESSORS AND  
ASSIGNS

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

**Recorded in:**  
**Volume:** 0789  
**Page:** 0246  
**Instrument No:** 138272

**Property County:**  
ARCHER

**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 "EXHIBIT A" ATTACHED

**Date of Sale:** 8/1/2023

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

**Place of Sale of Property:** 114 E. Walnut, Archer City, Archer, TX, 76351 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

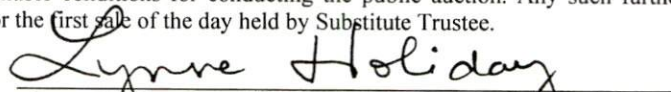
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Lynne Holiday, Jerry Tiemann, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com 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-23-96283-POS  
**Loan Type:** FHA

EXHIBIT "A"

A 10.78-ACRE TRACT OUT OF BLOCK 16 OF KEMP'S WICHITA VALLEY FARM LAND SUBDIVISION OF THE F. PETERSWICK SURVEY, ABSTRACT NO. 343, AND THE ROBERT MCKIM SURVEY NO. 120, ABSTRACT NO. 270, ARCHER COUNTY, TEXAS, AS SHOWN ON THAT CERTAIN MAP OF PLAT THEREOF RECORDED IN VOLUME 40, PAGE 311, ARCHER COUNTY DEED RECORDS, SAID 20.00-ACRE TRACT BEING THAT CERTAIN DEED TO GREGG FIX & PAT WILDE FROM KEVIN & TREVA CUNNINGHAM, ET. AL, IN AUGUST, 2013, AS RECORDED IN VOLUME 767, PAGE 278, ARCHER COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHEAST CORNER OF SAID FIX & WILDE TRACT AND THE POINT OF INTERSECTION OF THE CENTERLINE OF BRAY ROAD, A COUNTY ROAD, WITH THE CENTERLINE OF A WICHITA COUNTY WATER IMPROVEMENT DISTRICT NO. 2 IRRIGATION CANAL KNOWN AS THE "S-K LATERAL" FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE LEAVING THE CENTERLINE OF SAID BRAY ROAD, SOUTH 38° 15' 00" EAST, AT 19.10 FEET PASS A 1/2 INCH IRON ROD LYING ON THE SOUTH EASEMENT LINE OF SAID BRAY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 197.00 FEET ALONG THE EAST LINE OF SAID FIX & WILDE TRACT AND THE CENTERLINE OF SAID S-K LATERAL TO A POINT BEING AN ANGLE POINT IN THE EAST LINE OF SAID FIX & WILDE TRACT AND IN THE CENTERLINE OF SAID S-K LATERAL FOR AN ANGLE POINT ON THE EAST LINE OF THIS TRACT;

THENCE SOUTH 24° 45' 00" EAST 85.00 FEET ALONG THE EAST LINE OF SAID FIX & WILDE TRACT AND THE CENTERLINE OF SAID S-K LATERAL TO A POINT BEING THE SOUTHEAST CORNER OF SAID FIX & WILDE TRACT AND THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID S-K LATERAL WITH THE NORTH RIGHT-OF-WAY LINE OF A WICHITA COUNTY WATER IMPROVEMENT DISTRICT NO. 2 IRRIGATION CANAL KNOWN AS THE "MAIN CANAL" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID FIX & WILDE TRACT, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL, AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,145.92 FEET, AN ARC LENGTH OF 114.50 FEET, AND WHOSE CHORD BEARS SOUTH 62° 22' 45" WEST 114.45 FEET TO A POINT BEING A POINT OF TANGENCY IN THE SOUTH LINE OF SAID FIX & WILDE TRACT IN THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL FOR A POINT OF TANGENCY IN THE SOUTH LINE OF THIS TRACT;

THENCE SOUTH 59° 31' 00" WEST 156.20 FEET ALONG THE SOUTH LINE OF SAID FIX & WILDE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL TO A POINT BEING A POINT OF CURVATURE IN THE SOUTH LINE OF SAID FIX & WILDE TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL FOR A POINT OF CURVATURE IN THE SOUTH LINE OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID FIX & WILDE TRACT, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL, AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,909.86 FEET, AN ARC LENGTH OF 886.22 FEET, AND WHOSE CHORD BEARS SOUTH 72° 48' 36" WEST 878.29 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTH LINE OF SAID FIX & WILDE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID MAIN CANAL, NORTH 08° 21' 24" EAST 630.47 FEET TO A POINT LYING ON THE CENTERLINE OF SAID BRAY ROAD AND THE NORTH LINE OF SAID FIX & WILDE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 825.90 FEET ALONG THE CENTERLINE OF SAID BRAY ROAD AND THE NORTH LINE OF SAID FIX & WILDE TRACT TO A POINT THE POINT OF BEGINNING, AND CONTAINING 10.78 ACRES, MORE OR LESS.