

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/29/2018

Grantor(s)/Mortgagor(s):
TERIA S HOWARD, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA WESTIN MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018-86691

Property County:
HARDIN

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

FILED FOR RECORD
2019 MAY -2 PM 12:40
CLERK OF COURTS
HARDIN COUNTY, TEXAS
Margie Allen

Legal Description: BEING A TRACT OR PARCEL CONTAINING 0.31 ACRES OF LAND OUT OF AND A PART OF THE L. DELESLE LEAGUE, ABSTRACT NUMBER 35, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 0.317 ACRE TRACT OUT OF BLOCK 8 OF THE HOUSTON OIL COMPANY OF TEXAS ADDITION NO. 1, RECORDED IN VOLUME 743, PAGE 736, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

Date of Sale: 6/4/2019

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

Place of Sale of Property: Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 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.

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

Margie Allen
~~Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Gary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kimmy Lester, Tommy Jackson, Ron Harmon, Margie Allen or Kyle Barclay or Tommy Jackson~~
or ~~Thuy Frazier~~
or ~~Cindy Mendoza~~
or ~~Deanna Segovia~~, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

EXHIBIT "A"

Being a tract or parcel containing 0.31 acres of land out of and a part of the L. DeLeslie League, Abstract Number 35, Hardin County, Texas, and also being out of and a part of a 0.317 acre tract out of Block 8 of the Houston Oil Company of Texas Addition No. 1, recorded in Volume 743, Page 736, Deed Records of Hardin County, Texas, said 0.31 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set in the South right-of-way line of a public road known as Old Highway 418 also known as Roosevelt Extension and being the Northeast corner of a 1.34 acre tract recorded in Volume 743, Page 736, Deed Records of Hardin County, Texas, said 1/2-inch iron rod having a State Plane Coordinate value of Y=10,148,275.49 and X=4,232,995.68;

THENCE, South 24 deg. 28 min. 29 sec. West, along the East line of said 1.34 acre tract for a distance of 120.58 feet (record = South 27 deg. 07 min. 00 sec. West, 120.00 feet) to a 5/8-inch iron rod found at the most Westerly Northwest corner of a 2.166 acre tract recorded in Clerk File Number 2008-5529, Official Public Records of Hardin County, Texas;

THENCE, South 68 deg. 40 min. 51 sec. East, along the most Westerly North line of said 2.166 acre tract for a distance of 115.32 feet (record = South 65 deg. 14 min. 00 sec. East, 115.00 feet) to a bent 5/8-inch iron rod found at the interior corner of said 2.166 acre tract;

THENCE, North 24 deg. 18 min. 29 sec. East, along the most Northerly West line of said 2.166 acre tract for a distance of 119.80 feet (record = North 27 deg. 07 min. 00 sec. East, 120.00 feet) to a 1/2-inch iron rod capped RPLS 2512 set in the South right-of-way line of said Old Highway 418;

THENCE, North 68 deg. 18 min. 23 sec. West, along the South right-of-way line of said Old Highway 418 for a distance of 115.00 feet (record = North 65 deg. 14 min. 00 sec. West, 115.00 feet) to the POINT OF BEGINNING and containing 0.31 acres of land.

Note: Bearings, distances and coordinates referenced to the Texas State Plane Coordinate System, Central Zone (4203), NAD 83. Grid scale factor: 0.999909022.

2019-94467
GLENDA ALSTON
COUNTY CLERK
2019 May 02 at 12:39 PM
HARDIN COUNTY, TEXAS
By: CB, DEPUTY