

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/28/2019

Grantor(s)/Mortgagor(s):
DEBORAH SEBASTIAN, AN UNMARRIED WOMAN

FILED FOR RECORD
2022 JUN 23 PM 4: 54

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR
MIDWEST MORTGAGE ASSOCIATES, CORP, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

COMMISSIONER
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Angie West*

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019-99277

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

Legal Description: LOT 4, TULANE ADDITION, AN ADDITION IN HARDIN COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 2, PAGE 62, PLAT RECORDS OF HARDIN COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 11:00:00 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.

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
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian,
Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton,
Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron
Crawford, Margie Allen, Kyle Barclay, Tommy Jackson, Keata
Smith or 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-22-92885-POS
Loan Type: FHA

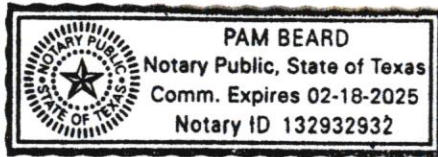
2

STATE OF TEXAS
COUNTY OF HARDIN §

Before me, the undersigned Notary Public, on this day personally appeared Margie Allen as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as known, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of June, 2022.

Pam Beard
Notary Public
Signature



2022-127741
CONNIE BECTON
COUNTY CLERK
2022 Jun 23 at 04:51 PM
HARDIN COUNTY, TEXAS
By: AW, DEPUTY