

September 6, 2022

002160

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/6/2015

Grantor(s)/Mortgagor(s):
CHANCE C. HOGAN AND SABRINA R. HOGAN,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NETWORK
FUNDING, LP, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

Recorded in:
Volume: 417
Page: 364
Instrument No: 151956

Property County:
RUNNELS

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: BEING ALL OF LOT 19, BLOCK 2, WINTERHAVEN ADDITION TO THE CITY OF WINTERS,
RUNNELS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK, PAGES
61 AND 65, PLAT BOOK RECORDS OF RUNNELS COUNTY, TEXAS.

Date of Sale: 9/6/2022

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

Place of Sale of Property: Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821 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 Schendel, Ramiro Cuevas, Patrick Zwiars,
Auction.com, Marsha Monroe or Jamie Osborne
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-22-92550-POS
Loan Type: FHA

POSTED June 9 2022
At 10:10 **o'clock** A **M**
Elesa Ocker
County Clerk, Runnels County, Texas
By [Signature] **Deputy**