

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/26/2016

**Grantor(s)/Mortgagor(s):**  
BRANDON FLANAGAN AND JAYME FLANAGAN,  
HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

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

**Recorded in:**  
**Volume:** 516  
**Page:** 861  
**Instrument No:** 2016-02037

**Property County:**  
JACKSON

**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:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Date of Sale:** 3/1/2022

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

**Place of Sale of Property:** Jackson County Courthouse, 115 W. Main, Edna, TX 77957 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

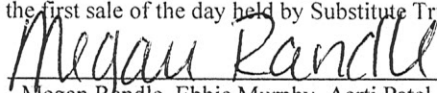
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Megan Randle, Ebbie Murphy, Aarti Patel, Dylan Ruiz,  
Auction.com, Megan Randle or Ebbie Murphy  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-66682-POS  
**Loan Type:** FHA

**2021-04154 B: OR V: 652 P: 753 TRDEED**  
12/29/2021 02:06 PM Total Pages: 4 Fee: 34.00  
Katherine R. Brooks - Jackson County, TX

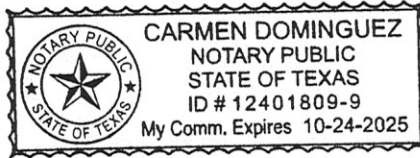


STATE OF TEXAS  
COUNTY OF Wharton §

Before me, the undersigned Notary Public, on this day personally appeared Megan Randle as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, 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 29 day of December, 2021.

Carmen Dominguez  
Notary Public  
Signature





# FILED and RECORDED

Instrument Number: 2021-04154 B: OR V: 652 P: 753

Filing and Recording Date: 12/29/2021 02:06:42 PM Recording Fee: 34.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



A handwritten signature in black ink, appearing to read "KR Brooks", is written over a horizontal line.

Katherine R. Brooks, County Clerk  
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.