

Deed of Trust Date: 7/26/2016

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS. INC. ("MERS") SOLELY AS A NOMINEE FOR SOUTHWEST FUNDING, LP, ITS SUCCESSORS AND ASSIGNS

Property County:

Recorded in: Volume: 516 Page: 861

Instrument No: 2016-02037

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

Grantor(s)/Mortgagor(s):

Current Beneficiary/Mortgagee:

HUSBAND AND WIFE

Caliber Home Loans, Inc.

JACKSON

BRANDON FLANAGAN AND JAYME FLANAGAN.

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

McCarthy & 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 Katherine R. Brooks - Jackson County, TX

STATE OF TEXAS COUNTY OF Wharton §	
Before me, the undersigned Notary Public, on this day personally appeared Megan Randome or proved to me through a valid State driver's license or other official identification described as whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the stherein expressed.	as Substitute Trustee. known to to be the person same for the purposes and consideration
Given under my hand and seal of office this 29 day of December . 2021	
Notary Public Signature CARMEN DOMINGUEZ NOTARY PUBLIC STATE OF TEXAS ID # 12401809-9	

5.00 ACRE TRACT
FIELDNOTE DESCRIPTION

STATE OF TEXAS

}

COUNTY OF JACKSON

}

Being 5.00 acres situated in and a part of Lot Five (5) of the Allison-Richey Land Company Subdivision recorded in Volume 11, Page 75 of the Deed Records of Jackson County, Texas, in the Jose Estaban Sisneros Grant, Abstract No. 70, Jackson County, Texas, and being the same as that certain 5.00 acre tract described in a deed from Ben P. and Katrina Johnson to Lynn Sparkman recorded in Volume 344, Page 159 of the Official Records of Jackson County, Texas. This 5.00 acres is more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found in the Southeast line of Farm to Market Road No. 234 for the North corner of this 5.00 acres, also being the North corner of said 5.00 acre tract and the West corner of a 5.74 acre tract described in a deed to Chris Lefler recorded in Volume 388, Page 064 of the Official Records of Jackson County, Texas;

THENCE, 5 34 degrees, 59'06" E (bearing reference line) with the common line of this tract and said 5.74 acre tract a distance of 659.94 feet to a 5/8 inch iron rod found for the East corner of this 5.00 acres;

THENCE, with the common line of this tract and a 114.07 acre tract as follows;

- S 61 degrees, 25'17" W a distance of 341.84 feet to a corner post for the South corner of this 5.00 acres;
- N 35 degrees, 00'00" W a distance of 621.69 feet to a 5/8 inch iron rod found for the West corner of this 5.00 acres;

THENCE, N 54 degrees, 59'48" E with the Southeast line of Farm to Market Road 234 a distance of 339.87 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 5.00 acres.

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.



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.