

NOTICE OF SUBSTITUTE TRUSTEE SALE**Deed of Trust Date:**
10/30/2019**Original Beneficiary/Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
MORTGAGE RESEARCH CENTER, LLC DBA VETERANS
UNITED HOME LOANS, ITS SUCCESSORS AND
ASSIGNS**Recorded in:**
Volume: N/A
Page: N/A
Instrument No: 2019-16727**Mortgage Servicer:**
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.**Grantor(s)/Mortgagor(s):**
JOSEPH ROBERT TAMBOURINE AND AMANDA
MARIE TAMBOURINE, HUSBAND AND WIFE.
Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.**Property County:**
HUNT**Mortgage Servicer's Address:**
13801 Wireless Way,
Oklahoma City, OK 7313422 JUL 29 PM 12: 01
REPUTY:
FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX**Legal Description:** SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF**Date of Sale:** 10/4/2022**Earliest Time Sale Will Begin:** 1pm**Place of Sale of Property:** THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

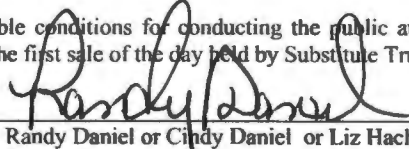
Notice Pursuant to Tex. Prop. Code § 51.002(i):**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as 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.**
Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris
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-22-93177-POS
Loan Type: VA

EXHIBIT A

All that certain lot, tract or parcel of land situated in the Henry Riley Survey, Abstract No. 906, and in the J. McBride Survey, Abstract No. 706, Hunt County, Texas, and being known as that tract of land described in a Deed from Joel G. Nash, et al to Michael E. Vessey, et al, as recorded in Volume 1848, Page 37 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Southwest corner of the above cited Subject Tract, said point also being the Northwest corner of that tract of land described in a Contract of Sale and Purchase between the Veterans Land Board of the State of Texas and Betty A. Montgomery as recorded in Volume 972, Page 761 of the Deed Records of Hunt County, Texas;

THENCE N. 01 deg. 35 min. 13 sec. E. with the West line of said Subject Tract, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found (hereinafter called 1/2" iron rod with cap found) for witness at a distance of 1704.54 feet and continuing with the West line of said Subject Tract for a total distance of 1722.27 feet to a point for corner in the center of County Road No. 3403 at the Northwest corner of said Subject Tract;

THENCE S. 83 deg. 14 min. 06 sec. E. along the center line of said County Road, a distance of 29.11 feet to a point for corner;

THENCE S. 89 deg. 58 min. 34 sec. E. along the center line of said County Road, a distance of 368.10 feet to a point for corner at the Northeast corner of said Subject Tract;

THENCE S. 01 deg. 35 min. 13 sec. W. with the East line of said Subject Tract, passing a 1/2" iron rod with cap found for witness at a distance of 15.00 feet and continuing with the East line of said Subject Tract for a total distance of 1658.38 feet to a 1/2" iron rod with cap found for corner in a North line of said Montgomery tract at the Southeast corner of said Subject Tract;

THENCE S. 81 deg. 32 min. 33 sec. W. (Directional Control Line) with the South line of said Subject Tract and a North line of said Montgomery tract a distance of 403.13 feet to the POINT OF BEGINNING and containing 15.39 acres of land.

Tax ID: 122747, 122805