

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/29/2016

**Grantor(s)/Mortgagor(s):**  
MATTHEW JAMES HALLIBURTON, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 163159

**Property County:**  
AUSTIN

**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:** 1.52 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN P. BORDEN SURVEY IN AUSTIN COUNTY, TEXAS, DESCRIBED IN A DEED FROM LESTER H. RUTHSTROM AND WIFE, DOROTHA P. RUTHSTROM TO HENRY DIRBA, DATED SEPTEMBER 27, 1979, RECORDED IN VOLUME 420, PAGES 5-7, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.

**Date of Sale:** 7/5/2022      **Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Austin County Courthouse, One East Main, Bellville, TX 77418 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  
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, 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-17-33011-POS  
**Loan Type:** FHA

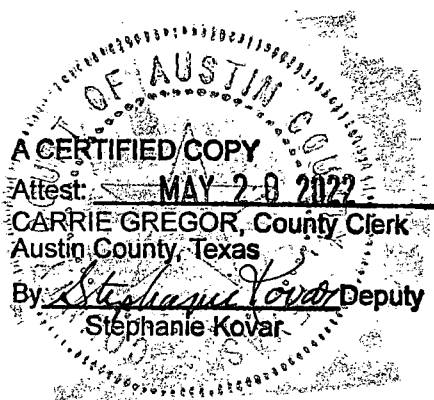
A CERTIFIED COPY  
Attest: MAY 20 2022  
CARRIE GREGOR, County Clerk  
Austin County, Texas  
By: Stephanie Kovar Deputy  
Stephanie Kovar

2022-0014

EXHIBIT "A"

BEING ALL OF LOT NUMBERS ONE (1) AND TWO (2) OF BLOCK NUMBER SEVEN (7) OF THE BOOKER T. WASHINGTON ADDITION TO THE TOWN OF EDNA IN JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAID ADDITION, EACH OF WHICH LOT IS 50 FEET WIDE, THE EAST LINE OF LOT NUMBER ONE (1) BEING APPROXIMATELY 133.4 FEET LONG AND THE WEST LINE OF LOT NUMBER TWO (2) BEING APPROXIMATELY 134.2 FEET LONG.

Return To:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
10700 Abbott's Bridge Road, Suite 170  
Duluth, GA 30097  
Telephone: 470-321-7112  
Facsimile: 404-393-1425  
Service Email: garasmall@raslg.com  
18-246497 - MaF



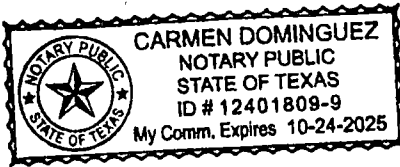
2022-0014

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 19 day of May, 2022.

Carmen Dominguez  
Notary Public  
Signature

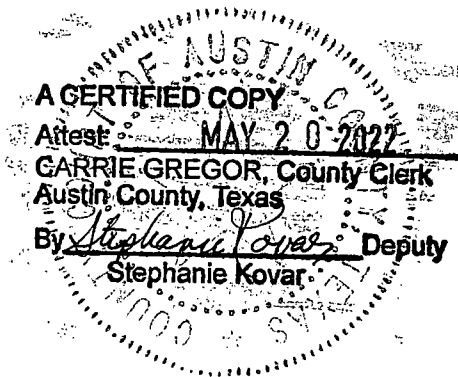


Instrument # 223109  
5/20/2022 11:01 AM

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that this instrument was filed on the  
date and time stamped by me and was recorded in the  
Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk  
Austin County, Texas

By: Stephanie Kovar



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/29/2016

**Grantor(s)/Mortgagor(s):**  
MATTHEW JAMES HALLIBURTON, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Caliber Home Loans, Inc.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 163159

**Property County:**  
AUSTIN

**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:** 1.52 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN P. BORDEN SURVEY IN AUSTIN COUNTY, TEXAS, DESCRIBED IN A DEED FROM LESTER H. RUTHSTROM AND WIFE, DOROTHA P. RUTHSTROM TO HENRY DIRBA, DATED SEPTEMBER 27, 1979, RECORDED IN VOLUME 420, PAGES 5-7, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.

**Date of Sale:** 7/5/2022

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Austin County Courthouse, One East Main, Bellville, TX 77418 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.

Megan Randle  
Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Aleena Litton, Alexis Banks, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, 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

**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.**

**MH File Number:** TX-17-33011-POS  
**Loan Type:** FHA

**A CERTIFIED COPY**  
Attest: MAY 20 2022  
**CARRIE GREGOR, County Clerk**  
Austin County, Texas  
By: Stephanie Kovar Deputy  
**Stephanie Kovar**

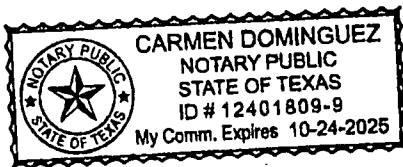
2022-0015 sk 5/20/22

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 20 day of May, 2022.

Carmen Dominguez  
Notary Public  
Signature



Instrument # 223131  
5/20/2022 3:43 PM

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that this instrument was filed on the  
date and time stamped by me and was recorded in the  
Official Public Records of Austin County, Texas.

Carrie Gregor, County Clerk  
Austin County, Texas

By: Stephanie Kovar

