

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/16/2019

Grantor(s)/Mortgagor(s):
DANIEL MARQUEZ-BERZOZA AND VIOLET MARQUEZ, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2019-5321

Property County:
WARD

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: SOUTH SIXTY-THREE FEET (S/63') OF LOT TWO (2) AND THE NORTH SEVENTEEN FEET (N/17') OF LOT THREE (3), BLOCK ONE (1), MONAHANS DEVELOPMENT COMPANY ADDITION NO. SEVEN (7) TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS ACCORDING TO A MAP OR PLAT NOW RECORDED IN VOLUME 3, PAGE 57, PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF WARD COUNTY, TEXAS.

Date of Sale: 1/3/2023

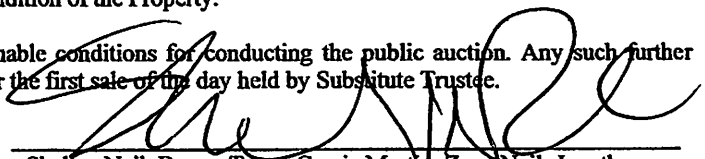
Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: 400 South Allen, Monahans, Ward, TX, 79756 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.



Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Jonathan Schendel, Ramiro Cuevas, Auction.com, Cassie Martin or Donna Trout
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.

FILED FOR RECORD IN:
Ward County
On: 10/27/2022 10:45:06 AM
Doc Number: 2022 - 18
Number of Pages: 1
Amount: 3.00
Order#: 20221027000003
By: LH



MH File Number: TX-22-92964-POS
Loan Type: FHA


Denise Valles, County Clerk