

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/5/2019

**Grantor(s)/Mortgagor(s):**  
ANDREW VAUGHT A MARRIED MAN JOINED BY  
HIS SPOUSE, ELIZABETH VAUGHT, FOR MARITAL  
RIGHTS ONLY.


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

**Current Beneficiary/Mortgagee:**  
CALIBER HOME LOANS, INC.

FILED FOR RECORD

**Recorded in:**  
**Volume:** 865  
**Page:** 265  
**Instrument No:** 19-1770

**Property County:**  
MITCHELL

SEP 29 2022  
AT 8:40 O'CLOCK A M  
CARLA KERN  
County Clerk, Mitchell County, Texas  
By  Deputy

**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:** LOT TWENTY-FOUR (24), BLOCK "A", LAGUNA VISTA ESTATE, SECTION 2, A SUBDIVISION  
OUT OF A 70.798 ACRE TRACT OUT OF SECTION 46, BLOCK 27, T&P RY. CO. SURVEYS, MITCHELL COUNTY,  
TEXAS, AS SAID SUBDIVISION IS DESCRIBED IN THE PLAT RECORDS OF MITCHELL COUNTY, TEXAS IN PLAT  
CABINET SLIDE 183.

**Date of Sale:** 12/6/2022

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** AREA INCLUDES THE FRONT STEPS OF THE COURTHOUSE. THIS WAS AMENDED  
BECAUSE OF THE POSSIBILITY OF THE COURTHOUSE BEING CLOSED FOR A HOLIDAY 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.

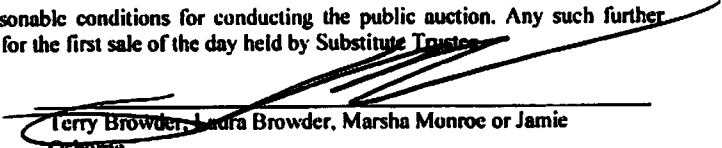
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

  
Terry Browder, Laufa Browder, Marsha Monroe or Jamie  
Osborne  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, L.L.P.  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-93615-POS  
**Loan Type:** VA