

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

00002084

**Deed of Trust Date:**  
6/22/2015

**Grantor(s)/Mortgagor(s):**  
ROBERT BRZYMIALKIEWICZ AND KRISTEN  
BRZYMIALKIEWICZ, HUSBAND AND WIFE

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

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

**Recorded in:**  
**Volume:** 412  
**Page:** 617  
**Instrument No:** 151274

**Property County:**  
RUNNELS

**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:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL  
PURPOSES.

**Date of Sale:** 5/2/2017

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

**Place of Sale of Property:** Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821  
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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of  
the armed forces of the United States. If you  
are or your spouse is serving on active military  
duty, including active military duty as a  
member of the Texas National Guard 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.



Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas,  
Frederick Britton, Doug Woodard, Chris Demarest,  
Kristie Alvarez, Terry Browder, Marsha Monroe,  
Laura Browder  
or Cole D. Patton  
or Denny Tedrow  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

POSTED March 13 2017  
At 8:50 o'clock A M  
Julia Miller  
County Clerk, Runnels County, Texas  
E. Charlene Miller Deputy

**MH File Number:** TX-17-32596-POS  
**Loan Type:** FHA

TX-17-32596-POS

EXHIBIT "A"

1.793 acres of land in Block 1 of the Carvenka Addition to the Town of Rowena, Runnels County, Texas, being the South 150' of Lot 2 and the North One-Half (1/2) of Lot 3 in said Block 1 and being more particularly described as follows:

BEGINNING at a 1/2" galvanized iron stake found at the SE corner of that land described in deed from Larry Gene Pelzel to James P. Halfmann recorded in Volume 72, Page 315, Runnels County Official Public Records, for the NE corner of this tract. Said point is the SE corner of a 150' x 220' tract surveyed on August 18, 1993, by Murl Sudduth, RPLS 2928, and is 0.2' West of a short leaning iron rod;

THENCE S00°00'00"W 250.00' to a 1/2" iron stake set for the SE corner of this tract, said point being located 3.5' North of a treated post set in concrete;

THENCE N89°52'00"W 312.00' passing 0.4' North of the NW corner of a garage to a 1/2" iron stake set for the SW corner of this tract;

THENCE N00°00'00"E 250.00' along the east line of Herman Street to a 1/2" iron stake set for the NW corner of this tract, said point being located 1' S27°E of a found 1/2" iron stake and also being located 162.00' N89°52'00"W of a 1/2" iron stake found at the SW corner of said 150' x 220' tract surveyed by Murl Sudduth;

THENCE S89°52'00"E 312.00' to the PLACE OF BEGINNING.