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SEP 26 2017

NOTICE OF FORECLOSURE SALE

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

State of Texas §
 §
County of Coryell §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

ALL OF LOT THREE (3) AND PART OF LOT FIVE (5), BLOCK FIFTEEN (15), COPPER HILL ESTATES, 2ND UNIT, COPPERAS COVE, CORYELL COUNTY, TEXAS AS SHOWN IN PLAT OF RECORD IN VOLUME 1, PAGE 94, PLAT RECORDS OF CORYELL COUNTY, TEXAS AND PARTICULARLY DESCRIBED AS FOLLOWS ON ATTACHED EXHIBIT "A" HEREIN, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **November 7, 2017**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Coryell County Courthouse in Gatesville, Texas**, at the following location: the area designated by the Commissioners Court of **Gatesville, Coryell County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Richard Moore and wife, Tannie Hoover.**
5. Obligations Secured. The Deed of Trust is dated **December 7, 2004**, and is recorded in the office of the County Clerk of **Coryell County, Texas**, in/under **Document No. 2004-177645, Official Public Records of Coryell County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$58,000.00**, executed by **Richard Moore, Tannie Hoover**, and payable to the order of **Guaranty Residential Lending, Inc..**

Original Mortgagee: Guaranty Residential Lending, Inc..

Current Mortgagee of Record: Nationstar Mortgage LLC d/b/a Mr. Cooper whose address is **8950 Cypress Waters Blvd., Coppel, TX 75019.**

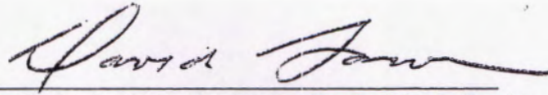
6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7.

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.

Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED September 25, 2017.



Tim Lewis, Richard H. Hester, Kelly Goddard, David Garvin, Frederick Britton, Kristopher Holub, Patrick Zwiers, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

EXHIBIT A

LEGAL DESCRIPTION for a tract of land in Coryell County, Texas, and being the same tract described in a Deed to Willis D. Moon and wife, Lucy L. Moon recorded in Volume 409, Page 511, Deed Records of Coryell County, Texas, and known as all of Lot 3 and part of Lot 5, Block 15, Copper Hill Estates, 2nd Unit recorded in Volume 1, Page 94, Plat Records of Coryell County, Texas.

BEGINNING at a 1" iron pipe found in the east right of way line of Ridge Street being the southwest corner of Lot 1, Block 15, Copper Hill Estates, 1st Unit recorded in Volume 1, Page 86, the northwest corner of Lot 3, Copper Hill Estates, 2nd Unit, and the northwest corner of the Moon tract, for the northwest corner of this.

THENCE S. 71 deg. 16' 38" E., 127.43 feet (127.5 feet) to a 3/8" iron rod found in the west line of an existing 15.0 foot alley being the southeast corner of Lot 1, Block 15, Copper Hill Estates, 1st Unit, the southwest corner of Lot 2, Block 15, Copper Hill Estates, 1st Unit, the northeast corner of Lot 3, Block 15, Copper Hill Estates, 2nd Unit, and the northeast corner of the Moon tract, for the northeast corner of this.

THENCE S. 19 deg. 00' 00" W., 88.36 feet (S. 19 Deg. 00' W.-Bare Bearing) with the west line of the alley to a 3/8" iron rod found in the east line of Lot 5 being the northeast corner of the Sally G. Vega & Peggy Vega tract recorded in Volume 390, Page 344 and the southeast corner of the Moon tract, for the southeast corner of this.

THENCE N. 72 deg. 11' 07" W., 133.34 feet to a 1/2" iron rod found in the east right of way line of Ridge Street and in the west line of Lot 5 being the northwest corner of the Vega tract and the southwest corner of the Moon tract, for the southwest corner of this.

THENCE with the east right of way line of Ridge Street and a curve to the left 90.75 feet, Long Chord S. 27 deg. 43' 24" E., 90.70 feet, Radius 738.69 feet to the place of beginning containing 0.266 acre land according to my Survey and my Calculations.

The bearings of this Legal Description are based on the east line of Lot 3, Block 15 as shown on the Plat of Copper Hill Estates, 2nd Unit recorded in Volume 1, Page 94, Plat Records of Coryell County, Texas.

Washington Mutual / HomeSide
#14003768
Bourdage