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**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE** AT 4:45 FILED O'CLOCK P.M.

NOV 16 2017

**DEED OF TRUST INFORMATION:**

**Date:** 10/25/2007  
**Grantor(s):** HEATHER MARIE DAVIS AND RYAN C. DAVIS, MARRIED  
**Original Mortgagee:** BENEFICIAL TEXAS INC.  
**Original Principal:** \$69,989.90  
**Recording Information:** Instrument 212144  
**Property County:** Coryell  
**Property:**

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

LOT SEVEN (7), BLOCK TWENTY-SIX (26), WESTERN HILLS ESTATES, REVISED-SECTION SIX, COPPERAS COVE, CORYELL COUNTY, TEXAS AS RECORDED IN VOLUME 5, PAGE 51, PLAT RECORDS OF CORYELL COUNTY, TEXAS. TAX MAP OR PARCEL ID NO.: 173800300

**Reported Address:** 205 BRONC DR, COPPERAS COVE, TX 76522

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Nationstar Mortgage LLC  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of January, 2018  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:**

AT THE NORTH DOOR AND/ OR PORCH, BEING THE NORTH ENTRANCE OF THE COURTHOUSE in Coryell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Coryell County Commissioner's Court.

**Substitute Trustee(s):** Jack Burns II, Kristopher Holub, Patrick Zwiars, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jack Burns II, Kristopher Holub, Patrick Zwiars, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jack Burns II, Kristopher Holub, Patrick Zwiars, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

CAUSE NO. DC-17-45959

IN RE: ORDER FOR FORECLOSURE  
CONCERNING 205 BRONC DR,  
COPPERAS COVE, TX 76522  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

NATIONSTAR MORTGAGE LLC

CORYELL COUNTY, TEXAS

RESPONDENT(S):

HEATHER M DAVIS A/K/A HEATHER  
MARIE DAVIS; RYAN C. DAVIS

440TH DISTRICT COURT

ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
Heather M Davis A/K/A Heather Marie Davis, whose last known address is;  
9008 Cranston Ct, Aubrey, TX 76227 and  
Ryan C Davis, whose last known address is;  
825 Lee Rd, Vine Grove, KY 40175.
3. The property that is the subject of this foreclosure proceeding is commonly known as  
205 Bronc Dr, Copperas Cove, TX 76522 with the following legal description:

LOT SEVEN (7), BLOCK TWENTY-SIX (26), WESTERN HILLS  
ESTATES, REVISED-SECTION SIX, COPPERAS COVE, CORYELL  
COUNTY, TEXAS AS RECORDED IN VOLUME 5, PAGE 51, PLAT  
RECORDS OF CORYELL COUNTY, TEXAS. TAX MAP OR PARCEL  
ID NO.: 173800300

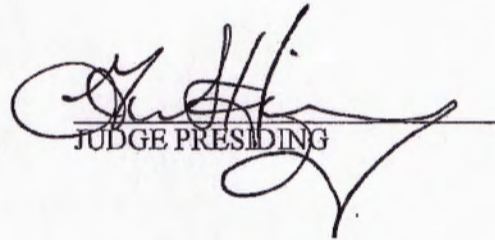
FILED  
3:00 CORYELL COUNTY  
o'clock PM

OCT 25 2017

Janice M. Dray  
DISTRICT CLERK

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 212144 and recorded in the real property records of Coryell County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 24 day of Oct., 2017.

  
JUDGE PRESIDING