

AT 1035 FILED 0'CLOCK M

DEC 11 2017

*Amara Dizon*  
COUNTY CLERK, CORYELL CO., TEXAS

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
NELSON, JEREMY  
105 EAST AVENUE A, COPPERAS COVE, TX 76522

VA 494961182514  
Firm File Number: 17-028628

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 4, 2012, JEREMY D NELSON AND ELLEN NELSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to JAMES B SHACKLEFORD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of CORYELL COUNTY, TX and is recorded under Clerk's File/Instrument Number 259788, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust, and

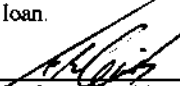
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 2, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Coryell county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Coryell, State of Texas:

SEE EXHIBIT "A"

Property Address: 105 EAST AVENUE A  
COPPERAS COVE, TX 76522  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: USAA FEDERAL SAVINGS BANK  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
Jack Burns, Kristopher Holub, Patrick Zwiers, Tim Lewis,  
Brenda Wiggs, Denise Boerner, Donna Stockman, David  
Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy  
Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason  
Brewer, Jill Nichols or Meghan Lamonte  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

EXHIBIT 'A'

File No.: 7592207n (JD)

Property: 105 E AVENUE A, COPPERAS COVE, TX 76522

USAA031313595005CACC

FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE W. H. DAVIS SURVEY, ABSTRACT NO. 276, AND BEING THE SAME TRACT DESCRIBED AS 0.158 ACRE IN A DEED TO GUY N. ORR AND WIFE, ROSWITHA C. ORR RECORDED IN VOLUME 361, PAGE 342, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS PART OF LOT 1, BLOCK 2, S. P. GILMORE ADDITION RECORDED IN VOLUME 46, PAGE 349, DEED RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF E. AVENUE A AND IN THE SOUTH LINE OF LOT 1 BEING THE SOUTHWEST CORNER OF THE WENDLYN SIGGERS TRACT RECORDED IN VOLUME 541, PAGE 58 AND THE SOUTHEAST CORNER OF THE ORR TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 66 DEG. 00' 00" W., 59.55 FEET (N. 66 DEG. 00' 00" W., 60.0 FEET - BASE BEARING) WITH THE NORTH RIGHT OF WAY LINE OF E. AVENUE A TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF LOT 1 BEING THE SOUTHEAST CORNER OF THE CARL VERTREES LIVING TRUST TRACT RECORDED IN VOLUME 116, PAGE 164 AND THE SOUTHWEST CORNER OF THE ORR TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 23 DEG. 25' 49" E., 114.82 FEET (N. 24 DEG. E., 115.0 FEET) TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF AN EXISTING ALLEY AND IN THE NORTH LINE OF LOT 1 BEING THE NORTHEAST CORNER OF THE VERTREES TRACT AND THE NORTHWEST CORNER OF THE ORR TRACT, FOR THE NORTHWEST CORNER OF THIS.

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THENCE S. 66 DEG. 15' 01" E., 59.49 FEET (S. 66 DEG. 00' E., 60.0 FEET) WITH THE SOUTH LINE OF THE EXISTING ALLEY TO A 3/8" IRON ROD FOUND IN THE NORTH LINE OF LOT 1 BEING THE NORTHWEST CORNER OF THE SIGGERS TRACT AND THE NORTHEAST CORNER OF THE ORR TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 23 DEG. 23' 56" W., 115.08 FEET (S. 24 DEG. 00' W., 115.0 FEET) TO THE PLACE OF BEGINNING CONTAINING 0.158 ACRE OF LAND ACCORDING TO MY SURVEY MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE TRACT DESCRIBED AS 0.158 ACRE IN A DEED TO GUY N. ORR AND WIFE, ROSWITHA C. ORR RECORDED IN VOLUME 361, PAGE 342, DEED RECORDS OF CORYELL COUNTY, TEXAS.

A.P.N. 119660

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County Texas do hereby certify that this  
instrument was filed for record in the volume  
and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*

FILED FOR RECORD  
AT 1 O'CLOCK P M

JAN 09 2013

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

259788