

4

FILED AT 10:20 O'CLOCK A M

CITIMORTGAGE, INC. (CMI)
BRADLEY-SMITH, NICOLE
301 WEST ANDERSON AVENUE, COPPERAS COVE, TX
76522

VA 494961082388
Firm File Number: 16-026362

JAN 25 2018

NOTICE OF TRUSTEE'S SALE

Estelita Jimenez
COUNTY CLERK, CORYELL CO., TEXAS

WHEREAS, on November 2, 2009, NICOLE BRADLEY-SMITH AND SPOUSE, BRYAN M. SMITH, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. 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 232111, 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, **March 6, 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:

LOT FOUR (4), BLOCK FIVE (5), COLONIAL PARK SECTION EIGHT, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OR RECORD IN VOLUME 6, PAGE 5, PLAT RECORDS, CORYELL COUNTY, TEXAS.

Property Address: 301 WEST ANDERSON AVENUE
COPPERAS COVE, TX 76522
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

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.

Donna Stockman

SUBSTITUTE TRUSTEE
Jack Burns, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boemer, 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.