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AT 10:25 FILED O'CLOCK A.M

FEB 22 2018

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE) CARNEY, PATRICK AND MELISSA 303 RODEO CIRCLE, COPPERAS COVE, TX 76522

VA 494961303449 Firm File Number: 18-029448

Barbara Simpson COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 20, 2016, PATRICK W. CARNEY AND MELISSA CARNEY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, D/B/A GREENLIGHT LOANS 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 289095, 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, April 3, 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 TEN (10), BLOCK TWENTY-SEVEN (27), WESTERN HILLS ESTATES, SECTION SEVEN, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET A, SLIDE 357, CORYELL COUNTY PLAT RECORDS.

COMMONLY KNOWN AS: 303 RODEO CIRCLE, COPPERAS COVE, TEXAS 76522

Property Address: 303 RODEO CIRCLE COPPERAS COVE, TX 76522
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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.

Donna Stockman SUBSTITUTION TRUSTEE
Kathy Arrington, Jack Bums, Kristopher Holub, Patrick Zwiers, Tim Lewis, Brenda Wiggs, Denise Boemer, Donna Stockman, David Stockman, Guy Wiggs, Lori McCarty, Juanita Cox, Jimmy Carrnl 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.