

10

AT 1:15 FILED O'CLOCK P M

FEB 26 2018

504 Houston St, Copperas Cove, TX 76522

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

18-006030

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 4/3/2018

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Coryell County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2016 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number, 291301 with RICHARD ALAN CANNON (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR SWBC MORTGAGE CORP. mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RICHARD ALAN CANNON, securing the payment of the indebtedness in the original amount of \$133,257.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC Mortgage Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS AND BEING LOT ONE (1), BLOCK ONE (1), TRIPLE M DIVISION, SECTION ONE, COPPERAS COVE, TEXAS, AS PER PLAT OF RECORD IN VOLUME 6, PAGE 4 AND/OR CABINET A, SLIDE 290. PLAT RECORDS OF CORYELL COUNTY, TEXAS.

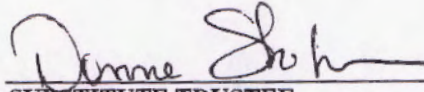
APN#: 125374



4648638

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SWBC Mortgage Corporation, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618



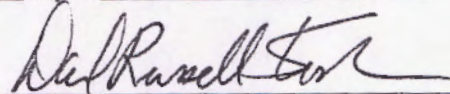
SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Jennifer A. Hooper, Esq., Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of Feb, 2018.



NOTARY PUBLIC in and for

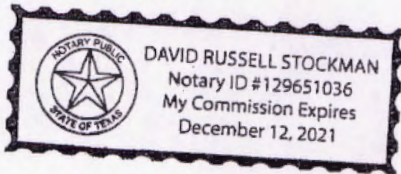
Parker

COUNTY

My commission expires: 12-12-21

Print Name of Notary:

David Russell Stockman



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Coryell County Clerk and caused to be posted at the Coryell County courthouse this notice of sale.

Declarants Name: _____

Date: _____