

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
CORNET, JOSEPH  
251 HEMPEL DRIVE, COPPERAS COVE, TX 76522

VA 494961300109  
Firm File Number: 17-028463

AT 1:40 FILED O'CLOCK P M

MAR 29 2018

*Antonia Jones*  
COUNTY CLERK, CORYELL CO., TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 9, 2016, JOSEPH FRANDLEY CORNET, A MARRIED MAN, JOINED BY HIS WIFE, SANDY MARIE CORNET NON TITLED SPOUSE JOINING AS TO MARITAL AND/OR HOMESTEAD RIGHTS ONLY., as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN AND GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION 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 289817, 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, **May 1, 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 SEVEN (7), BLOCK THREE (3), OF DEWBERRY RIDGE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET B, SLIDE 641, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Property Address: 251 HEMPEL DRIVE  
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 Stock*

SUBSTITUTE TRUSTEE  
Kathy Arrington, 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.**