

NATIONSTAR MORTGAGE LLC D/B/A MR COOPER
(CXE)
VASQUEZ, LINDA AND PAUL
2825 SOUTH FM 116, KEMPNER, TX 76539

VA 49-49-6-1221130

Firm File Number 19-033050

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AT 8:20 FILED
O'CLOCK P M

FEB 27 2020

NOTICE OF TRUSTEE'S SALE

Amber J. J. J.
COUNTY CLERK, CORYELL CO., TEXAS

WHEREAS, on July 11, 2014, PAUL F VASQUEZ AND LINDA M VASQUEZ, as Grantor(s), executed a Deed of Trust conveying to ANTHONY WARDEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC SOLELY AS NOMINEE FOR USAA FEDERAL SAVINGS BANK ITS SUCCESSORS AND ASSIGNS 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 273395, 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 7, 2020** 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, the Substitute Trustee 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 ELEVEN - C (11-C), TWIN HILLS RANCHETTES REPLAT OF A PART OF TRACT II, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET B, SLIDE 555, PLAT RECORDS OF CORYELL COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES
A.P.N. 141218

Property Address	2825 SOUTH FM 116 KEMPNER, TX 76539
Mortgage Servicer Mortgagee	NATIONSTAR MORTGAGE LLC D/B/A MR COOPER USAA FEDERAL SAVINGS BANK 8950 CYPRESS WATERS BLVD COPELL, TX 75019

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 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

Maryna Danielian, Pamela Thomas, Jack Burns II,
Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders,
Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs,
Denise Boerner, Guy Wiggs, David Stockman, Michelle
Schwartz, Kathy Arrington
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.

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