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FILED AT 1:20 O'CLOCK P M

FEB 06 2020

1009 E Leon Street, Gatesville, TX 76528

Barbara Simpson COUNTY CLERK, CORYELL CO., TEXAS 20-000036

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. 03/03/2020

Time. Between 10.00 AM and beginning not earlier than 10.00 AM 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 01/12/2016 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number 285587 with Michael J. Miller (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael J. Miller, securing the payment of the indebtedness in the original amount of \$141,988.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Fairway Independent Mortgage Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5 Property to be Sold.

BEING A 0.227 ACRE TRACT OF LAND SITUATED IN THE C. CAZENOBIA SURVEY, ABSTRACT NO 150, CORYELL COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 3, BLOCK 18, ORIGINAL TOWN OF GATESVILLE, CORYELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED JANUARY 10, 2011 FROM AMERICAN HOME MORTGAGE SERVICING TO MICHAEL THORMAN AND SHARON E. THORMAN AND BEING OF RECORD IN DOCUMENT NO. 242843, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING AT A 3/8 INCH IRON ROD WITH CAP STAMPED "SHOCKLY" FOUND BEING THE OCCUPIED AND EVIDENCED SOUTHEAST CORNER OF THE SAID LOT 3, BLOCK 18, ORIGINAL TOWN OF GATESVILLE, CORYELL COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 18 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF EAST LEON STREET (A PUBLICLY MAINTAINED ROADWAY) AND BEING THE OCCUPIED AND EVIDENCED SOUTHEAST CORNER OF THE SAID THORMAN TRACT FOR CORNER;

THENCE N. 90 DEGREES 00 MINUTES 00 SECONDS W., 99.14 FEET DEPARTING THE SAID LOT 4, BLOCK 18 AND WITH THE SOUTH BOUNDARY LINE OF THE SAID THORMAN TRACT (CALLS WEST, 100 FEET) (BEARING BASE) AND WITH THE SAID NORTH RIGHT-OF-WAY LINE TO A 3/8 INCH IRON

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ROD FOUND BEING THE OCCUPIED AND EVIDENCED SOUTHWEST CORNER OF THE SAID LOT 3, BLOCK 18 AND BEING THE SOUTHEAST CORNER OF LOT 2, SAID BLOCK 18 AND BEING THE SOUTHWEST CORNER OF THE SAID THORMAN TRACT AS OCCUPIED AND EVIDENCED ON THE GROUND FOR CORNER,

THENCE N. 02 DEGREES 52 MINUTES 07 SECONDS W., 98.92 FEET DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND WITH THE EAST BOUNDARY LINE OF THE SAID LOT 2, BLOCK 18 AND WITH THE WEST BOUNDARY LINE OF THE SAID LOT 3, BLOCK 18 AND WITH THE WEST BOUNDARY LINE OF THE SAID THORMAN TRACT (CALLS NORTH, 100 FEET) AS OCCUPIED AND EVIDENCED ON THE GROUND TO A 3/8 INCH IRON ROD WITH CAP STAMPED "SHOCKLY" FOUND BEING THE OCCUPIED AND EVIDENCED NORTHWEST CORNER OF THE SAID THORMAN TRACT FOR CORNER.

THENCE N 89 DEGREES 39 MINUTES 13 SECONDS E., 100.51 FEET DEPARTING THE SAID LOT 2, BLOCK 18 AND THE SAID WEST BOUNDARY LINE OF LOT 3, BLOCK 18 AND WITH THE NORTH BOUNDARY LINE OF THE SAID THORMAN TRACT (CALLS EAST, 100 FEET) AS OCCUPIED AND EVIDENCED ON THE GROUND AND OVER AND ACROSS THE SAID LOT 3, BLOCK 18 TO A 3/8 INCH IRON ROD WITH CAP STAMPED "SHOCKLY" FOUND BEING THE OCCUPIED AND EVIDENCED NORTHEAST CORNER OF THE SAID THORMAN TRACT AND BEING IN THE EVIDENCED EAST BOUNDARY LINE OF THE SAID LOT 3, BLOCK 18 AND BEING IN THE EVIDENCED WEST BOUNDARY LINE OF THE AFOREMENTIONED LOT 4, SAID BLOCK 18 FOR CORNER.

THENCE S 02 DEGREES 03 MINUTES 52 SECONDS E., 99.47 FEET WITH THE OCCUPIED AND EVIDENCED EAST BOUNDARY LINE OF THE SAID THORMAN TRACT (CALLS SOUTH, 100 FEET) AND WITH THE EVIDENCED EAST BOUNDARY LINE OF THE SAID LOT 3, BLOCK 18 AND WITH THE EVIDENCED WEST BOUNDARY LINE OF THE SAID LOT 4, BLOCK 18 TO THE POINT OF BEGINNING AND CONTAINING 0.227 ACRES OF LAND

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. ServiceMac, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is.

Fairway Independent Mortgage Corporation  
9726 Old Bailes Road, Suite 200  
Fort Mill, SC 29707

Donna Stockman

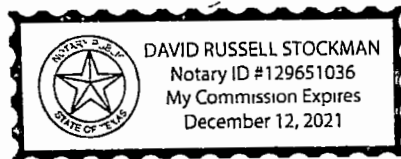
**SUBSTITUTE TRUSTEE**

Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly, Irvine, CA 92618

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 6 day of Feb, 2020.



David Russell Stockman

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 \_\_\_\_\_