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AT 10:40 FILED O'CLOCK 11 AM

NATIONSTAR MORTGAGE LLC (CXE)
TORRES, ADRIAN
2107 RYAN DRIVE, COPPERAS COVE, TX 76522

VA 494961064353
Firm File Number: 18-029799

OCT 20 2022

NOTICE OF TRUSTEE'S SALE

Jennifer Dwyer
COUNTY CLERK, CORYELL CO., TEXAS

WHEREAS, on October 13, 2008, ADRIAN TORRES JR AND EDNA TORRES, HUSBAND AND WIFE, AS Grantor(s), executed a Deed of Trust conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DHI MORTGAGE COMPANY LTD 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 222625, 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, December 6, 2022** 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 at the County Courthouse in CORYELL COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 TWENTY-TWO (22), BLOCK NINE (9), HOUSE CREEK NORTH SUBDIVISION PHASE TWO, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN CABINET B, SLIDE 632, PLAT RECORDS OF CORYELL COUNTY, TEXAS, REFERENCE TO WHICH IS HERBY MADE FOR ALL PURPOSES.

Property Address: 2107 RYAN DRIVE
COPPERAS COVE, TX 76522
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: TEXAS VETERANS LAND BOARD
8950 CYPRESS WATERS BLVD
COPPELL, 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Janet Pinder, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Brandy Bacon, Jamie Dworsky or Kathy Arrington
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 12, 2022.

By: 

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

Grant Tabor

Texas Bar # 24027905

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Attorneys for Texas Veterans Land Board

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.