

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/6/2013

**Grantor(s)/Mortgagor(s):**  
JIMMY WILLIFORD, AN UNMARRIED MAN

**Original Beneficiary/Mortgagee:**  
NAVY FEDERAL CREDIT UNION

**Current Beneficiary/Mortgagee:**  
Navy Federal Credit Union

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 266464

**Property County:**  
CORYELL

FILED  
AT 8:02 O'CLOCK A.M.

JUL 07 2022

**Mortgage Servicer:**  
Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
820 Follin Lane SE,  
Vienna, VA 22180

*Janifer T. Denton*  
COUNTY CLERK, CORYELL CO., TEXAS

**Legal Description:** ALL THAT CERTAIN PROPERTY DESCRIBED AS LOT 9, BLOCK 7, REPLAT OF COLONIAL PARK, SECTION TWO, COPPERAS COVE, TEXAS AS PER PLAT OF RECORD IN PLAT BOOK 4, PAGE 53, CORYELL COUNTY PLAT RECORDS.

**Date of Sale:** 9/6/2022

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

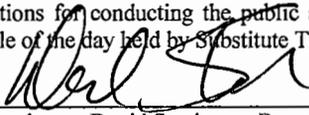
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

***Notice Pursuant to Tex. Prop. Code § 51.002(i):***

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
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Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs,  
Michelle Schwartz, Janet Pinder or Kathy Arrington  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-80681-POS  
**Loan Type:** VA