

AT 2:10 FILED O'CLOCK P M

ALLIED FIRST BANK SB DBA SERVBANK (MYS)  
GASSMANN, ASHTON  
408 VETERANS AVENUE, COPPERAS COVE, TX 76522

VA 49-49-6-1619298  
Firm File Number: 23-039940

JUN 01 2023

**NOTICE OF TRUSTEE'S SALE**

Jennifer Deaton  
COUNTY CLERK, CORYELL CO., TEXAS

WHEREAS, on April 21, 2022, ~~ASHTON RYAN GASSMAN, AND WIFE,~~ AND CHRISTA ADKINS, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H PATTERSON, PC., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUITY PRIME MORTGAGE, LLC 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 351758, 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, August 1, 2023~~ between ten o'clock AM and four o'clock PM and beginning not earlier than ~~11:00 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:

BEING ALL THAT CERTAIN 0.20 ACRE TRACT OF LAND SITUATED IN THE J. GEORGE SURVEY, A-389, CORYELL COUNTY, TEXAS, BEING ALL OF THE CALLED 0.204 ACRE TRACT OF LAND DESCRIBED IN DEED TO JP INVESTING SOLUTION, LLC, RECORDED IN INSTRUMENT NO. 337742, DEED RECORDS OF ~~CORYELL COUNTY, TEXAS~~, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND THE WEST LINE OF VETERANS AVENUE, AT THE NORTHEAST CORNER OF A CALLED 0.204 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN GORSKE, RECORDED IN INSTRUMENT NO. 320717, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 73° 10' 24" W, 148.22 FEET (DEED N 69° 15' 24" W 148.30 FEET), ALONG THE NORTH LINE OF THE SAID GORSKE TRACT, TO AN 1/2" IRON ROUND FOUND AT THE NORTHWEST CORNER OF THE SAID GORSKE TRACT, IN THE EAST LINE OF A 15 FEET ALLEY, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 16° 16' 54" E, 59.76 FEET (DEED N 20° 12' 42" E, 59.73 FEET), ALONG THE EAST LINE OF THE SAID 15 FEET ALLEY, TO A 3/8" IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 0.204 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ZERAVEN ENTERPRISE INC., RECORDED IN INSTRUMENT NO. 346160, DEED RECORDS OF CORYELL COUNTY, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 73° 13' 46" E, 148.43 FEET (DEED S 69° 21' 41" E, 148.53 FEET), ALONG THE SOUTH LINE OF THE SAID ZERAVEN ENTERPRISE INC. TRACT, TO A 3/8" IRON ROD FOUND, AT THE SOUTHEAST CORNER OF THE SAID ZERAVEN ENTERPRISE INC. TRACT, BEING IN THE WEST LINE OF VETERANS AVENUE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 16° 29' 33" W, 59.90 FEET (DEED S 20° 26' 00" W, 60.00 FEET), ALONG THE WEST LINE OF VETERANS AVENUE, TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRE OF LAND, MORE OR LESS.

COMMONLY KNOWN AS: 408 VETERANS AVE, COPPERAS COVE, TX 76522  
APN: 121084

Property Address: 408 VETERANS AVENUE  
COPPERAS COVE, TX 76522  
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK  
Mortgagee: EQUITY PRIME MORTGAGE LLC  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CT 06450

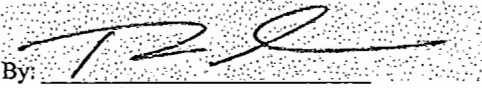
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, , Thomas Gilbraith, C Jason Spence, Brandy Bacon  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day May 30, 2023.

By: 

H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
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Attorneys for EQUITY PRIME MORTGAGE LLC

**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.**