

MAR 30 2023

22-090799

Notice of Substitute Trustee's Sale

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: August 11, 2014	Original Mortgagor/Grantor: TOBY ALLEN CHILDERS AND NANCY CHILDERS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 274021	Property County: CORYELL
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 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.

Secures:Note in the original principal amount of \$178,660.00, executed by TOBY CHILDERS and payable to the order of Lender.

Property Address/Mailing Address: 120 WOLF RD, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold: LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE W.H. DAVIS SURVEY, ABRACT NO. 276, PART OF THE J.M. GOODWIN SURVEY, ABSTRACT NO. 1646, AND PART OF THE JAMES ANDERSON SURVEY, ABSTRACT NO. 11, AND BEING ALL OF THE TRACT DESCRIBED IN A DEED TO CHARLES WENDELL GRIMES AND WIFE, MARTHA L. GRIMES RECORDED IN VOLUME 273, PAGE 878, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS TRACT NO. 7 WOLFE RACHEROS, AN UNRECORDED SUBDIVISION, AND ALL OF THE TRACT DESCRIBED IN A DEED TO CHARLES WENDELL GRIMES AND WIFE, MARTHA L. GRIMES RECORDED IN VOLUME 285, PAGE 2, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS TRACT NO. 8 WOLFE RANCHEROS, AN UNRECORDED SUBDIVISION IN CORYELL COUNTY, TEXAS KNOWN AS TRACT NO. 8 WOLFE RANCHEROS, AN UNRECORDED SUBDIVISION IN CORYELL COUNTY, TEXAS.

BEGINNING AT A 3/8" IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF WOLFE ROAD BEING THE NORTHWEST CORNER OF THE. ROBERT E. DOCK, ET UX TRACT RECORDED IN DOCUMENT NO. 183465 (PART OF TRACT NO. 6, WOLFE RANCHEROS) AND THE SOUTHWEST CORNER OF THE GRIMES TRACT (273/878), FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 19 DEG. 41' 35" E., 209.95 FEET (N. 19 DEG. 42' 20" E., 105 FEET AND N. 19 DEG. 42' 20" E., 105.0 FEET) TO A 3/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE JOHN W. WHITFORD, JR., ET UX TRACT RECORDED IN VOLUME 293, PAGE 446 (TRACT NO. 9, WOLFE RANCHEROS) AND THE NORTHWEST CORNER OF THE GRIMES TRACT (285T2), FOR THE NORTHWEST CORNER OF THIS.



THENCE S. 70 DEG. 06' 15" E., 445.89 FEET (S. 70 DEG. 06' 15" E., 441.87 FEET - BASE BEARING) TO A FENCE POST FOUND IN THE WEST LINE OF BLOCK 17 OF THE REPLAT OF PART OF BLOCK 17, TURKEY CREEK ESTATES RECORDED IN VOLUME 5, PAGE 44 BEING THE SOUTHEAST CORNER OF THE WHITFORD TRACT AND THE NORTHEAST CORNER OF THE GRIMES TRACT (285/2), FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 19 DEG. 53' 47" W., 209.89 FEET (S. 19 DEG. 41' 00" W., 105.0 FEET AND S. 19 DEG. 41' 00" W., 105 FEET) WITH THE WEST LINE OF BLOCK 17 TO A 1-1/2" IRON ROD PIPE FOUND BEING THE NORTHEAST CORNER OF THE COVE HEALTH & RACQUET CLUB TRACT RECORDED IN VOLUME.435, PAGE 15 (PART OF TRACT 6; WOLFE RANCHEROS) AND THE SOUTHEAST CORNER OF THE GRIMES TRACT (273/878), FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 70 DEG. 06' 40" W., 445.14 FEET (N. 70 DEG. 06' 40" W., 441.95 FEET) TO THE PLACE OF BEGINNING CONTAINING 2.147 ACRES OF LAND ACCORDING TO MY SURVEY AND MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE NORTH LINE OF THE TRACT DESCRIBED IN A DEED TO CHARLES WENDELL GRIMES AND WIFE, MARTHA L. GRIMES RECORDED IN VOLUME 285, PAGE 2, DEED RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: June 6, 2023

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagee, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink that reads "Donna Stockman". The signature is written in a cursive style and is positioned above a solid horizontal line.

SUBSTITUTE TRUSTEE

~~Donna Stockman~~, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky or Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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