

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/14/2021

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SWBC MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 338307

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
MICHAEL THOMAS MCELROY AND JESSICA MCKEE-MCELROY, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
SWBC Mortgage Corporation

Property County:
CORYELL

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

FILED
AF 8 O'CLOCK 15 M

MAR 31 2022

Janigan Dutton
COUNTY CLERK, CORYELL CO., TEXAS

Legal Description: LOT NINE (9), BLOCK FOUR (4), COPPER HILL ESTATES, 3RD UNIT, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OF RECORD IN PLAT VOLUME 2, PAGE 22, AND/OR CABINET A, SLIDE 92, PLAT RECORDS OF CORYELL COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES.

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 10AM

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 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.

Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, 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-22-81403-POS
Loan Type: FHA