

6

1910 Terry Drive Copperas Cove TX 76522

FILED AT 11:25 O'CLOCK M

JAN 23 2020 19-026847

*Barbara Simpson*

COUNTY CLERK, CORYELL CO., TEXAS

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1 Date, Time, and Place of Sale.**

Date	03/03/2020
Time	Between 10 00 AM and beginning not earlier than 10.00 AM or not later than three hours thereafter
Place.	The area designated by the Commissioners Court of Coryell County, pursuant to §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

**2 Terms of Sale** Highest bidder for cash.

**3 Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/06/2012 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number 251608 with Brandi Neece and Jeremy Edward Neece (grantor(s)) and Mortgage Electronic Registration Systems, Inc , as nominee for DHI Mortgage Company LTD mortgagee to which reference is herein made for all purposes

**4 Obligations Secured.** Deed of Trust or Contract Lien executed by Brandi Neece and Jeremy Edward Neece, securing the payment of the indebtedness in the original amount of \$201,377.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note Wells Fargo Bank, N A is the current mortgagee of the note and Deed of Trust or Contract Lien

**5 Property to be Sold.** LOT SEVENTEEN (17), BLOCK SIXTEEN (16), HOUSE CREEK NORTH SUBDIVISION PHASE THREE, A SUBDIVISION IN THE CITY OF COPPERAS COVE, CORYELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 682, OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS



4715857

6. **Mortgage Servicer Information.** 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 §51.002. the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is

Wells Fargo Bank, N.A  
3476 Stateview Blvd  
Fort Mill, SC 29715

Donna Stockman

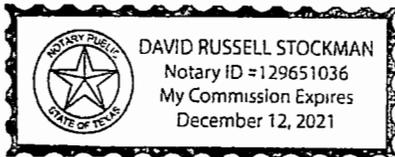
**SUBSTITUTE TRUSTEE**

Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of Jan, 2020



David Russell Stockman

NOTARY PUBLIC in and for

Parker

COUNTY

My commission expires 12-12-21

Print Name of Notary

David Russell Stockman

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Coryell County Clerk and caused to be posted at the Coryell County courthouse this notice of sale

Declarants Name: \_\_\_\_\_  
Date \_\_\_\_\_