

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HATFIELD, JEREMY
5776 WEST HIGHWAY 84, GATESVILLE, TX 76528

FHA 492-8292764-703

Firm File Number: 22-037413

AT 4:35 FILED O'CLOCK P.M.

MAY 12 2022

Jennifer H. Dutton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 6, 2009, JEREMY HATFIELD AND WIFE, DANIELLE HATFIELD, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING 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 225147, 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

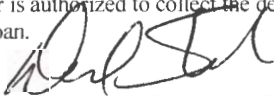
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Coryell** 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS BEING 6.000 ACRES OF LAND OUT OF THE CHRISTOPHER MILLER SURVEY, A-695 AND BEING A PART OF THAT 133.33 ACRE TRACT DESCRIBED IN DEED TO JOHN COPE, ET AL PER INSTRUMENT NO. 157052 CORYELL COUNTY DEED RECORDS, ALSO BEING A PART OF THAT 400 ACRE TRACT DESCRIBED IN DEED TO LENDER GUGGOLZ PER VOL. 179, PAGE 52 SAID DEED RECORDS, SAID 6.000 ACRE TRACT DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF FOR ALL PURPOSES.

Property Address: 5776 WEST HIGHWAY 84
GATESVILLE, TX 76528
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.


SUBSTITUTE TRUSTEE
Janet Pinder, Donna Stockman, Brenda Wiggs, Guy Wiggs,
David Stockman, Michelle Schwartz or Kathy Arrington
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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.

EXHIBIT A

All that certain tract or parcel of land situated in Coryell County, Texas being 6.000 acres of land out of the Christopher Miller Survey, A-695 and being a part of that 133.33 acre tract described in Deed to John Cope, et al per Instrument No. 157052 Coryell County Deed Records, also being a part of that 400 acre tract described in Deed to Lender Guggolz per Vol. 179, page 52 said Deed Records, said 6.000 acre tract described by metes and bounds on Exhibit "A" attached hereto and made apart hereof for all purposes.