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AT 1:18 FILED O'CLOCK P M

JAN 25 2024

Jennifer Deuston
COUNTY CLERK, CORYELL CO., TEXAS

NATIONSTAR MORTGAGE LLC (CXE)
WILLIAMS, PORSCHE
1207 LIBERATION LN, COPPERAS COVE, TX 76522

VA 49-49-6-1632513
Firm File Number: 24-040910

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 9, 2022, PORSCHE WILLIAMS, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR UNITED WHOLESALE 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 357579, 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, April 2, 2024** 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 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:

LOT THREE (3), BLOCK ONE (1), LIBERTY STAR SUBDIVISION, PHASE TWO, COPPERAS COVE, TEXAS, CORYELL COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN SLIDES 979 AND 980, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Property Address:	1207 LIBERATION LN COPPERAS COVE, TX 76522
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC
Mortgagee:	UNITED WHOLESALE MORTGAGE, LLC. 8950 CYPRESS WATERS BOULEVARD 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.

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
Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder,Brandy Bacon, Michelle Schwartz, Jamie Dworsky
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day January 24, 2024.

By: _____
H. Gray Burks IV
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Ronny George
Texas Bar # 24123104
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Attorneys for UNITED WHOLESALE 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.