

FILED
AT 330 O'CLOCK PM

MAR 27 2025

23-015492

Jennifer T. Newton

COUNTY CLERK, CORYELL CO., TEXAS

1201 Hawk Trl, Copperas Cove, TX 76522

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: 05/06/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending 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 3/4/2020 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number 325151, with Raymond Wilson and Anita Wilson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Loandepot.com, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Raymond Wilson and Anita Wilson, securing the payment of the indebtedness in the original amount of \$148,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT ONE (1), BLOCK ONE (1), OF TURKEY CREEK ESTATES SECTION ONE, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN VOLUME 4, PAGE 28, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

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. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC
26642 Town Centre Drive
Foothill Ranch, CA 92610

Donna Stockman

SUBSTITUTE TRUSTEE

Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder or AUCTION.COM or Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky or Kirk Schwartz, Esq. or Carson Emmons, Esq. c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/27/25 I filed at the office of the Coryell County Clerk and caused to be posted at the Coryell County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 3/27/25