

POSTED

A.M. 12:18 P.M.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
ARELLANO, SERGIO  
1260 NORTH NEBLETT AVENUE, STEPHENVILLE, TX  
76401

CONVENTIONAL  
Firm File Number: 17-028472

NOV 13 2017

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By aw Deputy

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 18, 2008, SERGIO ARELLANO AND JUANA ARELLANO, HUSBAND AND WIFE, AS JOINT TENANTS, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON, CASTLE DAFFIN & FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ERATH COUNTY, TX and is recorded under Clerk's File/Instrument Number 87116 Volume 1399, Page 0649, 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

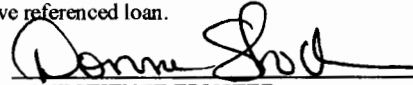
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 5, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Erath** county, 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 Erath, State of Texas:

LOT 13A, BLOCK 1, SLOAN FIRST ADDITION, TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE KING'S 1956 MAP OF STEPHENVILLE, ADOPTION AND DEDICATION THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS OF ERATH COUNTY, TEXAS.

Property Address: 1260 NORTH NEBLETT AVENUE  
STEPHENVILLE, TX 76401  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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

Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Shawn Schiller, Ramiro Cuevas, or Michelle Schwartz  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
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.**