

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

ERATH County  
Deed of Trust Dated: November 7, 2013  
Amount: \$13,020.00  
Grantor(s): ASHLEY S. BEVERLY

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS  
Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2013-06921

Legal Description: 5.014 ACRES OF LAND BEING LOT 489 OF MOUNTAIN LAKES, SECTION TWO, AN ADDITION IN ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT CABINET A, SLIDE 317 OF THE PLAT RECORDS OF ERATH COUNTY, TEXAS

Date of Sale: December 5, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ERATH County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

GUY WIGGS OR DONNA STOCKMAN, ANGELA LEWIS, TIM LEWIS, BRENDA WIGGS, MICHELLE SCHWARTZ OR DENISE BOERNER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

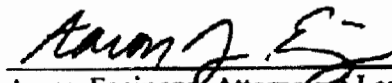
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

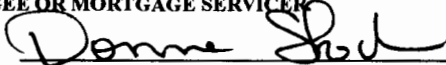
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-004374

  
GUY WIGGS OR DONNA STOCKMAN, ANGELA LEWIS, TIM LEWIS,  
BRENDA WIGGS, MICHELLE SCHWARTZ OR DENISE BOERNER  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

POSTED

\_\_\_\_\_ A.M. 12:18 P.M.

NOV 13 2017

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY TEXAS  
By \_\_\_\_\_ CW Deputy

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

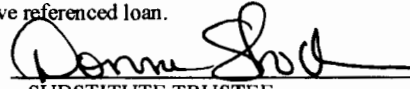
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 5, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Erath county, pursuant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