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NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
TAYLOR, WILLIE
2508 WOODED ACRES DR, WACO, TX 76710

VA 494961369483
Firm File Number: 20-035176

RECEIVED 12:44 p M D. Stockman OCT 21 2021 J.A. "ANDY" HARWELL, COUNTY CLERK MCLENNAN COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 5, 2018, WILLIE ALTON TAYLOR AND SPOUSE, KAREN TAYLOR, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD, DBA GOLD FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of MCLENNAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2018000566, 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 7, 2021** 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 **McLennan** 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 McLennan, State of Texas:

BEING LOT NINE (9) IN BLOCK THREE (3), OF THE WOODED ACRES ADDITION, PART ONE (1), TO THE CITY OF WACO, MCLENNAN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 795, PAGE 212 OF THE MCLENNAN COUNTY DEED RECORDS.

Property Address:	2508 WOODED ACRES DR WACO, TX 76710
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

Kristopher Holub, Aarti Patel, Violet Nuncz, Edward Luby,
Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum,
Joshua Sanders, Aleena Litton, Matthew Hansen,
Auction.com, Sara Edgington, Craig Muirhead, Thomas
Gilbraith, David Ray, Donna Stockman, David Stockman,
Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet
Pinder 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.