

2019-15

Filed for Record

This, the 10 day of June 2019  
at 1:55 o'clock P M

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
RIEMENSCHNEIDER, DAVID A.  
711 EAST MORGAN AVENUE, CUERO, TX 77954

CONVENTIONAL  
Firm File Number: 16-023947

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas

DEPUTY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 11, 2013, DAVID ANTHONY RIEMENSCHNEIDER, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLY BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of DEWITT COUNTY, TX and is recorded under Clerk's File/Instrument Number 94345, 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, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of DeWitt 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 DeWitt, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 711 EAST MORGAN AVENUE  
CUERO, TX 77954  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 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

Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans,  
Arnold Mendoza, Oscar Caballero, Donna Caballero,  
Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan  
Hart, Aarti Patel, Maryna Danielian, Frederick Britton,  
Chris LaFond, Pamela Thomas, Bob Frisch, Sandra  
Mendoza, Jamie Streen or Jodi Steen or Janice Stoner  
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.**

# EXHIBIT "A"

Cop

BEING all that certain parcel or tract of land containing 12,400 Square Feet, located within the Corporate Limits of the City of Cuero, DeWitt County, Texas and being all of Lots 6 and 7 and part of Lot 8 in Block 22 in the Morgantown Addition to said City, shown on the official plat of Cuero recorded in Vol. 75 Page 400 in the deed records of said County, and as referenced in deed to Sid Vela from Homer Lee Tillman et. ux. recorded in Vol 118 Page 119 in the official public records of said County; said 12,400 Square Feet tract is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" diameter iron rod found at the Northeast corner of said Lot 7 and Block 22, being the Southwest corner of the intersection of Morgan Avenue (100 feet wide right of way) with Valley Street (50 feet wide right of way);

THENCE with the West right of way line of Valley Street and the East line of Lot 7, part of Lot 8 and Block 22, S 24 Deg. 30 Min. 00 Sec. W, 124.00 feet to a 5/8" diameter iron rod found at the Southeast corner of this tract and the Northeast corner of a tract described in deed to Ma Del Carmen Carrillo et. vir. recorded in Vol. 295 Page 200 in said official public records;

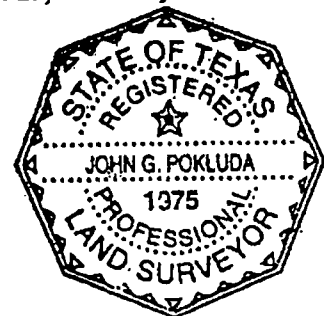
THENCE with a line separating this tract from said Carrillo tract, N 65 Deg. 30 Min. 00 Sec. W, 100.00 feet to a punch hole in concrete found at the Southwest corner of this tract and the Northwest corner of said Carrillo tract, in the Southeast line of Lot 5, Block 22 referenced in deed to Danny Saenz recorded in Vol. 241 Page 139 in said official public records;

THENCE with a line separating a part of Lot 8 and Lot 6 and this tract from said Lot 5, N 24 Deg. 30 Min. 00 Sec. E, 124.00 feet to a 5/8" diameter iron rod found at the Northwest corner of said Lot 6 and the Northeast corner of said Lot 5, in the South right of way line of Morgan Avenue;

THENCE with said right of way line and North line of said Lots 6 and 7 and Block 22, S 65 Deg. 30 Min. 00 Sec. E, 100.00 feet to the Place of Beginning and containing 12,400 Square Feet of land.

The above description was written from an actual survey made on the ground, under my direction, and is true and correct to the best of my knowledge and belief.

John G. Pokluda, R.P.L.S. No. 1975  
Cuero, Texas December 20, 2012



94345

### Filed for Record

This, the 14 day of Jan 2013  
at 3:20 o'clock P M

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas

DEPUTY

Stewart Title-Hold

### STATE OF TEXAS COUNTY OF DEWITT

I hereby certify that this instrument was filed on the date & time stamped hereon by me & was duly recorded in the Volume & Page of the Official Public Records of DeWitt Co. Texas.

Date JAN 14 2013

NATALIE CARSON, COUNTY CLERK

BY [Signature]  
Vol. 459 Page 432-446

