ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

FILED
AT 3:51 O'CLOCK P M
OCT 15 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ROY W. HESTER AND WIFE, TATUM HESTER delivered that one certain Deed of Trust dated APRIL 23, 2009, which is recorded in INSTRUMENT NO. 2009-00255426 of the real property records of ANGELINA County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of $77,569.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 6, 2018, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT NO. SIX (6) OF THE EASTLAND ADDITION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET A, SLIDE 182-A & B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of ANGELINA County, Texas, for such sales (OR AT THE HALL OUTSIDE THE ANGELINA COUNTY COMMISSIONERS' COURTROOM).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: OCTOBER 15, 2018.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR SHARON ST. PIERRE OF ALLAN JOHNSTON TO KAREN LILLEY OR RONNIE HUBBARD

FILE NO.: WMC-3556
PROPERTY: 392 EASTWEGO RD
LUFKIN, TEXAS 75901

ROY W. HESTER

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

Sheryl LaMont 10-15-18

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