

On: Oct 15, 2018 at 10:02A

By: Lederle Salazar

**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.**

STATE OF TEXAS COUNTY OF LIMESTONE  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Oct 15, 2018

Peggy Beck, County Clerk  
Limestone County

Copy of Original  
Filed 10-15-18  
Not Compared  
or Verified

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, JAMES KASS AND WIFE, DONNA PRENTICE** delivered that one certain Deed of Trust dated MARCH 8, 2010, which is recorded in VOLUME 1335, PAGE 53 of the real property records of LIMESTONE 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 \$67,257.00 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.**

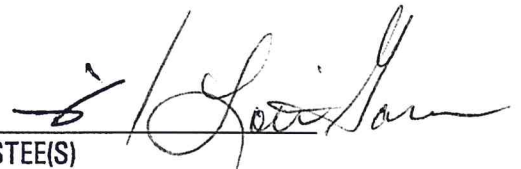
**NOTICE IS HEREBY GIVEN** that on Tuesday, NOVEMBER 6, 2018, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

BEING LOT TWO (2) OF THE HONEST RIDGE LAND COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF FILED AS PLAT #581, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of LIMESTONE County, Texas, for such sales (OR AT FRONT DOOR OF THE COURHOUSE, 200 WEST STATE STREET).

**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 LORI GARNER OR SHARON ST. PIERRE OR SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR ALLAN JOHNSTON OR RONNIE HUBBARD

FILE NO.: WMC-3175  
PROPERTY: 1684 LCR 374  
GROESBECK, TEXAS 76642

ESTATE OF JAMES PAUL KASS

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

