

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.

Copy of Original
Filed 12-10-2018
Not Compared
or Verified

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ROBERT MICHAEL STOVALL, SINGLE MAN delivered that one certain Deed of Trust dated JANUARY 10, 2014, which is recorded in INSTRUMENT NO. 20140101 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 \$108,775.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, 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.

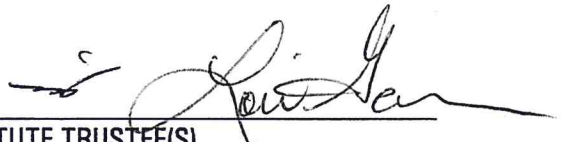
NOTICE IS HEREBY GIVEN that on Wednesday, JANUARY 2, 2019, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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: DECEMBER 10, 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-3574
PROPERTY: 304 LCR 752A
GROESBECK, TEXAS 76642

ESTATE OF ROBERT MICHAEL STOVALL

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



EXHIBIT "A"

BEING all of Lot 18 situated in Curlee Cove, Lake Limestone, M.C. Rejo n Survey A-26, Limestone County, Texas, and being all of that Lot 18 described in the deed to Jack Luedke recorded in Vol. 1283, Pg, 866, Deed Records of Limestone County, Texas (L.C.D.R.), and filed in the official plat of record in Vol. 1, Pg. 45 and re-indexed as Plat No. 431, Plat Records of Limestone County, Texas, said Lot 18 established from found iron corners as occupied on the ground, and being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the West right of way line of county road LCR 752A for the occupied Northeast corner of said Lot 18 and this tract, same being the occupied Southeast corner of Lot 17;

THENCE S.36°10'00"E. (basis of bearing- plat of record)(called 90.00') 93.53 ft. with the West line of said LCR 752A and the East line of said Lot 18 to found ½" iron rod for the occupied Southeast corner of said Lot 18 and this tract, same being the occupied Northeast corner of Lot 19;

THENCE S.50°09'57"W. (called S.48°50'W. 297.2') 354.19 ft. to a found ½" iron rod for the occupied Southwest corner of said Lot 18 and this tract, same being the occupied Northwest corner of said Lot 19, from which corner the 363' contour of Lake Limestone bears S.50°09'57"W. 29.0 ft.;

THENCE N.25°53'04"W. (called N.28°35'W. 80.00') 79.56 ft. with the East line of said Lot 18 to a found ½" iron rod for the occupied Northwest corner of said Lot 18 and this tract, same being the occupied Southwest corner of said Lot 17, from which corner the 363' contour of Lake Limestone bears S.47°27'32"W 24.0 ft.;

THENCE N.47°27'32"E. (called N.46°35'E. 288.8') 341.37 ft. with the North line of said Lot 18 and the South line of said Lot 17 to the point of BEGINNING, containing 0.678 acre.

Filed for Record in:
Limestone County

On: Dec 10, 2018 at 01:21P

By: Lederle Salazar

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.

Dec 10, 2018

Peggy Beck, County Clerk
Limestone County

FILE NO.: WMC-3574

ESTATE OF ROBERT MICHAEL STOVALL