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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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MARIA PALOMIN, A SINGLE WOMAN, AND JOSE G. PALOMIN III, AND SHANNON A. PALOMIN delivered that one certain Deed of Trust dated SEPTEMBER 12, 2006, which is recorded in INSTRUMENT NO. 2006-00611539 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 \$80,692.00 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, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, 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, JUNE 2, 2015, 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 COURTHOUSE, 200 WEST STATE STREET).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. 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: APRIL 23, 2015.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LORI GARNER OR
SHARON ST. PIERRE OR ROBERT LAMONT

FILE NO.: AGM-1644
PROPERTY: 404 WHITT STREET
GROESBECK, TEXAS 76642

MARIA PALOMIN

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"

All these certain tracts or parcels of land lying and being situated in the City of Groesbeck, Limestone County, Texas, and being the same land as that described in a deed dated June 30, 1988, from A. L. Follatt to Frank L. Cordova and wife, Rosalinda T. Cordova, of record in Volume 798, Page 453, Real Property Records, Limestone County, Texas, and being more particularly described as follows:

FIRST TRACT - Being all of Lot 22 and part of Lot 21, Block 3, Whitcomb Subdivision #2 in the City of Groesbeck, Texas, according to the plat of said subdivision of record in Vol 2, Page 64, Plat Records, Limestone County, Texas; said part of Lot 21 being described as follows:

Beginning at an iron pin set in the south line of White Street and the north line of said Lot 21, said pin bears N 60 E five feet from the northwest corner of Lot 21 and the northeast corner of Lot 22;
 Thence S 33 deg 29' E 119.21 feet parallel to an existing wooden fence to an iron post set on the south line of said Lot 21 for corner;
 Thence S 60 W 12.0 feet to the southwest corner of Lot 21 and the southeast corner of Lot 22 for corner;
 Thence N 30 W 119.8 feet along the common line between Lot 21 and Lot 22 to the northwest corner of Lot 21 and the northeast corner of Lot 22 on the south line of White Street for corner;
 Thence N 60 E 5.0 feet along the south line of White Street and the north line of Lot 21, to the place of beginning.

SECOND TRACT - Being all of Lot 23 and Lot 24, in Block 3, Whitcomb #2 Subdivision of the City of Groesbeck, Limestone County, Texas, according to the plat of record in Vol 2, Page 64, Plat Records, Limestone County, Texas.

Filed for Record in:
Limestone County

On: Apr 23, 2015 at 10:08A

By: Olga Guzman

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.

Apr 23, 2015

Peggy Beck, County Clerk
Limestone County

FILE NO.: AGM-1644
MARIA PALOMIN