

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 OCT 15 AM 8:59

BY: 
DEPUTY

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, STEVEN DIAZ AND WIFE, MARIA DIAZ delivered that one certain Deed of Trust dated JUNE 11, 2010, which is recorded in INSTRUMENT NO. 2010-7008 of the real property records of HUNT 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 \$113,272.00 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:

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 HUNT County, Texas, for such sales (OR AT NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FEET INSIDE THE NORTH DOOR ON THE 2ND FLOOR).

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

FILE NO.: WMC-3279
PROPERTY: 6966 CR 4702
COMMERCE, TX 75428

STEVEN DIAZ

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



4673082

EXHIBIT "A"

LEGAL DESCRIPTION

Provide legal description here. Attach to the document to be recorded and file as one instrument.

BEING a tract of land situated in the Daniel Doubt Survey, Abstract No. 226, Hunt County, Texas, and being that tract as described in deed to Steven Diaz recorded in Volume 760, Page 99, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a corner post found for corner on the called north line of County Road 4702 for the southeast corner of said Diaz tract;

THENCE North 89 degrees 54 minutes 04 seconds West, along said line, a distance of 514.24 feet to a corner post found;

THENCE North 00 degrees 13 minutes 57 seconds West a distance of 130.56 feet to a corner post found;

THENCE North 04 degrees 40 minutes 55 seconds East a distance of 365.91 feet to a corner post found;

THENCE South 89 degrees 46 minutes 45 seconds East a distance of 476.68 feet to a corner post found;

THENCE South 00 degrees 57 minutes 11 seconds East a distance of 494.37 feet to the **POINT OF BEGINNING** and containing 5.67 acres of land.

DIAZ, STEVEN/WMC-3279