

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.

POSTED
A.M. 1:30 P.M.

JUN 09 2014

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY gw DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LORETTA PELFREY, A SINGLE WOMAN delivered that one certain Deed of Trust dated JULY 17, 2009, which is recorded in INSTRUMENT NO. 2009-03115 of the real property records of ERATH 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 \$101,165.00 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, **JULY 1, 2014,** beginning at **10:00 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:

LOT 15, BLOCK 1, WILDHORSE SUBDIVISION, AN ADDITION TO ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 355B, PLAT RECORDS OF ERATH COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of ERATH County, Texas, for such sales (OR AT ON THE OUTSIDE SOUTH STEPS OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 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: JUNE 9, 2014.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ANGELA LEWIS OR
DENISE BOERNER OR BRENDA WIGGS OR DONNA
STOCKMAN

FILE NO.: WMC-3127
PROPERTY: 185 APP COURT
STEPHENVILLE, TX. 76401

LORETTA PELFREY

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