

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.

RECEIVED AND FILED
FOR POSTING
At 1:03 O'Clock P.M.
JUN 12 2017
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS
By Jackie Ensey Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, CORALIE PACQUIAO, WIFE AND HUSBAND, AND BERNARD PACQUIAO, JR. delivered that one certain Deed of Trust dated SEPTEMBER 6, 2013, which is recorded in VOLUME 2053, PAGE 529 of the real property records of STEPHENS 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 \$86,406.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CORE LENDING, 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 4, 2017, 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:

SURFACE OF LOT 3, BLOCK 1, MORRIS ACRES 3RD ADDITION TO THE CITY OF BRECKENRIDGE, STEPHENS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, SLIDE 46-B, PLAT RECORDS OF STEPHENS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of STEPHENS County, Texas, for such sales (OR AT SOUTH ENTRANCE STEPS (SOMETIMES REFERRED TO AS THE WALKER STREET ENTRANCE) 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 87110. 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 12, 2017.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR LAURA BROWDER OR
TERRY BROWDER OR MARSHA MONROE

FILE NO.: WMC-3438
PROPERTY: 721 MISTLETOE STREET
BRECKENRIDGE, TEXAS 76424

CORALIE PACQUIAO

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