

**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.**

CELESTINE J. SCHROEDER  
COUNTY & DISTRICT CLERK  
CARSON COUNTY, TEXAS  
2017 NOV 13 PM 2:57

FILED

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, FRANK LEE WATSON AND WIFE, VALENE J. WATSON delivered that one certain Deed of Trust dated APRIL 13, 2011, which is recorded in VOLUME 537, PAGE 92, as corrected in VOLUME 542, PAGE 471 of the real property records of CARSON 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 \$89,444.00 payable to the order of AMERICAN HOMESTAR MORTGAGE, LLC, 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.**

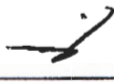
**NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 5, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOTS NUMBERED TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), BLOCK NUMBER FOUR (4), SAGE MESA UNIT D, A SUBDIVISION OF SECTION 10, TYLER TAP RR CO. SURVEY, CARSON COUNTY, TEXAS, ACCORDING TO THE DULY RECORDED MAP OR PLAT THEREOF ON FILE IN VOLUME 2, PAGE 35, PLAT RECORDS, CARSON COUNTY, TEXAS.**

**The sale will occur at that area designated by the Commissioners Court of CARSON County, Texas, for such sales (OR AT THE FRONT STEPS ON THE EAST SIDE 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: NOVEMBER 13, 2017.**

  
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**SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SHANNON HECK OR  
RONNIE HECK**

FILE NO.: WMC-3475  
PROPERTY: 328 KAREN DRIVE  
FRITCH, TEXAS 79036

VALENE WATSON

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



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