

2016-17

**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.**

FILED FOR RECORD  
AT 11:20 O'CLOCK A M.

FEB 08 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY OT DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, EARLINE PITTMAN LAMBERT AKA EARLINE P. LAMBERT AND HUSBAND, JOHNNY W. LAMBERT delivered that one certain Deed of Trust dated FEBRUARY 14, 2011, which is recorded in INSTRUMENT NO. 2011-00001297 of the real property records of NAVARRO 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 \$130,417.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, 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, MARCH 1, 2016, 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:

ALL THAT TRACT OR PARCEL OF LAND, SITUATED IN THE M. BOREN COMPANY SURVEY, A-56, NAVARRO COUNTY, TEXAS, BEING TRACT 77, AMY LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 75, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of NAVARRO County, Texas, for such sales (OR AT NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE).

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: FEBRUARY 8, 2016.



SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SHARON ST. PIERRE  
OR ROBERT LAMONT OR SHERYL LAMONT OR  
HARRIETT FLETCHER OR DAVID SIMS

FILE NO.: WMC-3265  
PROPERTY: 16005 SW COUNTY RD 2383  
WORTHAM, TEXAS 78893

EARLINE P. LAMBERT

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3088  
Fax: (972) 394-1263



4561876

