

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, WILLIAM TREVOR DICKSON AND WIFE, ANGELA DICKSON delivered that one certain Deed of Trust dated JANUARY 26, 2011, which is recorded in INSTRUMENT NO. 110265 of the real property records of JONES 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 \$116,212.00 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, JULY 1, 2014, 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 JONES County, Texas, for such sales (OR AT SOUTH ENTRANCE OF 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 TERRY BROWDER OR
LAURA BROWDER OR MARSHA MONROE

FILE NO.: WMC-3111
PROPERTY: 1114 1ST STREET
HAWLEY, TEXAS 79525

WILLIAM DICKSON

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

POSTED NOTICE

DATE 6/10/14 TIME 3:45 PM

Alton Jennings
JONES COUNTY CLERK, JONES CO., TX.

BY: Janina McAllister

EXHIBIT "A"

All that certain tract of land situated within the Gabriel Martinez Survey No. 194, Abstract No. 261, Jones County, Texas, being that same tract of land described in a deed to William Trevor Dickson recorded in Volume 328, Page 453 of the Official Public Records, Jones County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 3/8" rebar rod (control monument) found with a survey cap stamped HAAS 4378 at the northerly extension of the east line of 1st Street, being located in the south line of a tract of land described in a deed to Kevin James Eaton, Tr. recorded in Volume 234, Page 235 of the Official Public Records, Jones County, Texas, being the northwest corner of said William Trevor Dickson tract, for the northwest corner of this described tract;

Thence N 73° 30' 31" E, 147.78 feet along the common line between said William Trevor Dickson tract and Kevin James Eaton, Tr. tract, to a 3/8" rebar rod (control monument) found with a survey cap stamped HAAS 4378, being a common corner between said William Trevor Dickson tract and the remaining portion a tract of land described in a deed to Judy Bristow recorded in Volume 20, Page 136 of the Official Public Records, Jones County, Texas, for the northeast corner of this described tract;

Thence S 15° 12' 25" E, 128.33 feet along the common line between said William Trevor Dickson tract and Judy Bristow tract, to a 3/8" rebar rod (control monument) found with a survey cap stamped HAAS 4378, for a common corner between said William Trevor Dickson tract and Judy Bristow tract, for the southeast corner of this described tract;

Thence S 72° 52' 35" W (base bearing per GPS observation, WGS 84), 147.70 feet along the common line between said William Trevor Dickson tract and Judy Bristow tract, to a 3/8" rebar rod (control monument) found with a survey cap stamped HAAS 4378 in the east line of said 1st Street, for a common corner between said William Trevor Dickson tract and Judy Bristow tract, for the southwest corner of this described tract;

Thence N 15° 15' 50" W, 129.95 feet along the common line between said William Trevor Dickson tract and 1st Street, to the place of beginning and containing 0.44 acres of land.