

FILED

2016 DEC 12 PM 12: 37

STATE BY THE CLERK
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

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, STEVE P. KETCHUM, A SINGLE MAN delivered that one certain Deed of Trust dated APRIL 29, 2009, which is recorded in INSTRUMENT NO. 20090507000549360 of the real property records of COLLIN 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 \$158,446.00 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, JANUARY 3, 2017, 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:

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 COLLIN County, Texas, for such sales (OR AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD).

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: DECEMBER 12, 2016.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C.
SCHROEDER OR ERIKA J. BENNETT

FILE NO.: WMC-3373
PROPERTY: 6395 COUNTY ROAD 593
NEVADA, TEXAS 75173

STEVE P. KETCHUM

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

EXHIBIT "A"

Being all that certain lot, tract or parcel of land situated in the J. McMinn Survey, Abstract No. 554, Collin county, Texas, and being part of a tract of land described in a deed from Resolution Trust Corporation to Commercial Capital Investments, Inc. recorded under Clerk's File No. 94-0058780 of the Land Records of Collin County, Texas, (L.R.C.C.T.) and being known as Lot 8 of Sarla Estates, Phase I, an unrecorded addition to Collin County, Texas, and being more particularly described as follows:

Commencing at a 1/2" iron rod found at the intersection of the North line of County Road No. 543 and the East line of County Road No. 593 (per the plat recorded in Volume K, Page 738, M.R.C.C.T.);

Thence North 01 degrees 59 minutes 00 seconds East (directional control line) with the East line of County Road No. 593, a distance of 129.74 feet to the Point of Beginning of the herein described tract;

Thence North 01 degrees 59 minutes 00 seconds East with the East line of County Road No. 593, a distance of 120 feet to the Northwest corner of said tract and the Southwest corner of a tract of land conveyed to Julia G. Herrera as recorded in Clerk's File No. 2008-0208000154940 L.R.C.C.T. at 1/2" iron rod found for corner;

Thence South 89 degrees 47 minutes 55 seconds East with the North line of said tract and the South line of said Herrera tract a distance of 364.67 feet to the Northeast corner of said tract and at the Southeast corner of said Herrera tract and being on the West line of a tract of land conveyed to David Warrington as recorded in Clerk's File No. 97-00818520 L.R.C.C.T. a 1/2" iron rod found for corner;

Thence South 02 degrees 19 minutes 33 seconds West with the East line of said tract and the West line of said Warrington tract a distance of 120.02 feet to the Southeast corner of said tract a 1/2" iron rod found for corner;

Thence North 89 degrees 47 minutes 55 seconds West with the South line of said tract a distance of 363.95 feet to the Point of Beginning containing 1.00 acres of land more or less.

FILE NO.: WMC-3373
STEVE P. KETCHUM