

**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  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2018 SEP 11 P 2:52

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, VIRGIL SHARP AND WIFE, GLADYS SHARP delivered that one certain Deed of Trust dated APRIL 17, 2009, which is recorded in INSTRUMENT NO. 2009-00027033 of the real property records of HILL 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 \$91,447.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, 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, OCTOBER 2, 2018, 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 CERTAIN LOT, TRACT OR PARCEL OF LAND BEING TRACT SIX (6) OF WHITE ROCK CREEK SUBDIVISION, HENRY FREED SURVEY, A-284, HILL COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT OF THE SUBDIVISION RECORDED IN SLIDE AB-172, HILL COUNTY PLAT CABINET RECORDS.

The sale will occur at that area designated by the Commissioners Court of HILL County, Texas, for such sales (OR AT EAST DOOR OF THE COURTHOUSE).

**NOTICE IS FURTHER GIVEN** that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 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: SEPTEMBER 10, 2018.

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SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR TIM LEWIS OR  
BRENDA WIGGS OR DENISE BOERNER OR DONNA  
STOCKMAN OR GUY WIGGS OR DAVID STOCKMAN  
OR MICHELLE SCHWARTZ OR KATHY ARRINGTON

FILE NO.: WMC-3195  
PROPERTY: 2910 FM 933  
WHITNEY, TEXAS 76692

VIRGIL SHARP

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