

AT 1:26 O'CLOCK 2 M

FEB 08 2016

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY R. Hicks 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, JORDAN E. RUTHERFORD AND WIFE, LUANN RUTHERFORD delivered that one certain Deed of Trust dated JUNE 23, 2008, which is recorded in VOLUME 1450, PAGE 423 of the real property records of PANOLA 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 \$217,911.00 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, MARCH 1, 2016, 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 PANOLA County, Texas, for such sales (OR AT THE STEPS OF THE COURTHOUSE, SUCH STEPS BEING LOCATED 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: FEBRUARY 8, 2016.



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

FILE NO.: WMC-3266
PROPERTY: 630 COUNTY ROAD 194
GARY, TEXAS 75643

JORDAN RUTHERFORD

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



4561877



EXHIBIT "A"

All that certain Lot No. Seventeen (17) as described and platted in the J.D. Jimerson Shoreline Subdivision No. 1 of the Mary Strickland Survey, Panola County, Texas as shown by Map "A" of the said Survey, Panola County, Texas as shown by Map "A" of the said Subdivision, recorded in Volume 422, Page 133, of the Deed Records of Panola County, Texas, said lot being that same tract of land as described in that certain deed from Albert Baker Brown and wife, Lois S. Brown to William F. Poe, dated August 3, 1976, and recorded in Volume 602, Page 593, Deed Records of Panola County, Texas; and being the same land described in that certain Deed dated October 15, 1976, from William F. Poe to Marian McCullough and wife, Lois Ann McCullough recorded in Volume 607, Page 152, Deed Records, Panola County, Texas.

FILE NO.: WMC-3266
JORDAN RUTHERFORD