

2023-004

Filed for Record

This, the 13th day of February 2023
at 2:15 o'clock P M

Natalie Carson

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Pamela Wendy Banda
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, JASON A. GULLING, A SINGLE MAN delivered that one certain Deed of Trust dated MARCH 1, 2021, which is recorded in INSTRUMENT NO. 134783 of the real property records of DEWITT 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 \$260,200.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA CITY MORTGAGE GROUP, 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 7, 2023, beginning at 12:00 NOON, 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 DEWITT County, Texas, for such sales (OR AT THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE (FACING GONZALES STREET BUILDING LOCATED AT 307 N. GONZALES STREET)).

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 Mortgagee or 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. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 13, 2023.

**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR
SUSAN SANDOVAL OR W.D. LAREW OR SARAH
MAYS**

FILE NO.: WMC-3781
PROPERTY: 502 EAST LIVE OAK ST
CUERO, TEXAS 77954

JASON A. GULLING

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

EXHIBIT "A"

Being all that certain parcel or tract of land containing 9,450 square feet, located within the corporate limits of the City of Cuern, DeWitt County, Texas, is a part of Lots 1 and 2 of Block No. 22, as shown on the official plat of said City, recorded in Volume 75, Page 400, Deed Records of DeWitt County, Texas; said parcel or tract is more particularly described by metes and bounds as follows:

BEGINNING at the common southwest corner of said Block No. 22 and said Lot 1, in the east right-of-way line of Hart Street, being the southwest corner of tract herein described;

THENCE with said right of way line, North 24°30' East, at a distance of 86.67 feet, pass the northwest corner of said Lot 1 and the southwest corner of said Lot 2, for a total distance of 165.00 feet to the southwest corner of a tract described in deed to Mrs. Dovie Lee Kuchler from Mrs. Irene M. Stall, recorded in Volume 149, Page 541, Deed Records of said County, being the northwest corner of tract herein described;

THENCE with a common line of said Kuchler tract, South 65°30' East, a distance of 90.00 feet to its southerly southeast corner, in the west line of a tract described in deed to Minnie Ferguson et al from Thomas M. Stall et ux, recorded in Volume 86, Page 551, Deed Records of said County, being the Northeast corner of tract herein described;

THENCE with common line of said Ferguson tract, South 24°30' West, a distance of 105.00 feet to the common south line of said Block No. 22 and said Lot 1, in the north right-of-way line of Live Oak Street, being the southeast corner of tract herein described;

THENCE with said south line and said right-of-way line, North 65°30' West, a distance of 90.00 feet to the place of **BEGINNING AND CONTAINING** between the above metes and bounds 9,450 square feet of land; and being the same property described in Deed dated February 18, 2005, from Patrick Koliba, Jr., to Keith W. Castro et ux, recorded in Volume 160, Page 564, Official Public Records of DeWitt County, Texas.