

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 FOR RECORD
AT 1:00 O'CLOCK P M

JUN 09 2025

Clerk, County Court, Sabine County
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, HECTOR VAZQUEZ AND MANDI VAZQUEZ, HUSBAND AND WIFE delivered that one certain Deed of Trust dated AUGUST 1, 2016, which is recorded in VOLUME 419, PAGE 421 of the real property records of SABINE 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 \$168,036.00 payable to the order of GOLDWATER BANK, N.A. DBA CORE LENDING, 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 Mortgage Servicer, has instructed a Substitute Trustee to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

THEREFORE, NOTICE IS HEREBY GIVEN that on JULY 1, 2025, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee 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 HERETO BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of SABINE County, Texas, for such sales (OR AT FRONT STEPS ON NORTH SIDE OF THE COURTHOUSE).

BE ADVISED that, pursuant to the Texas Property Code, a mortgagee may be the mortgage servicer and a mortgagee or a mortgage servicer may administer the foreclosure of property on behalf of the mortgagee if they have entered into an agreement granting the current mortgage servicer authority to service the mortgage. The Mortgage Servicer, if not the Mortgagee, is representing the Mortgagee under a servicing agreement. The name and address of the Mortgagee is WESTSTAR MORTGAGE CORPORATION, 8814 HORIZON BLVD NE, STE 100, ALBUQUERQUE, NEW MEXICO 87113. The name and address of the Mortgage Servicer is WESTSTAR MORTGAGE CORPORATION, P.O. BOX 25400, ALBUQUERQUE, NM 87125. 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 a sale. A purchaser at a sale acquires the property "as is" without any expressed or implied warranties at the purchaser's own risk. A purchaser at a sale is not a consumer. If a 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: JUNE 9, 2025.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHERYL LAMONT OR
HARRIETT FLETCHER OR SHARON ST. PIERRE

FILE NO.: WMC-3751
PROPERTY: 107 US HWY 96 NORTH
PINELAND, TX 75968

HECTOR VAZQUEZ

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

Sheryl Lamont
6-9-2025



4845178

ServiceLink

EXHIBIT "A"

Tract 1:

Legal Description
To a
2.465 Acre Tract

Being a legal description to a 2.465 acre tract in the Nicholas Jacka Survey, A-135, Sabino County, Texas and being all of a tract described in a Warranty deed with Vendor's Lien to Jerid Keith Jackson from James Bryoe dated 08/25/2000 Recorded in Volume 149 Page 317 of the Official Public Records of said County and is further described by notes and bounds as follows to wit:

BEGINNING: At a point for the Northwest corner of this tract, the Southwest corner of a called 2.8339 acre tract Recorded in Volume 178 Page 579 of the Official Public Records of said County, and in the East Right-of-Way (ROW) line of US Highway #96; from which a 1/4" iron rod found for reference bears S 80°32'43" E 1.95';

THENCE: S 80°32'43" E ~~SOURCE OF BEARING~~ 463.98' to a found 1/2" iron pipe found for the Northeast corner of this tract, The Southeast corner of said 2.8339 acre tract and in the West boundary line of a called 15.55 acre tract Recorded in Volume 205 Page 551 of the Deed Records of said County; from which a 1/4" iron pipe found for the Northeast corner of said 2.8339 acre tract bears N 09° 29' 25" E 286.75';

THENCE: S 09°31'56" E 242.57' to a 1/4" iron pipe found for the Southeast corner of this tract, the Northeast corner of a called 8.07 acre tract, and in the West line of said 15.555 acre tract;

THENCE: N 80°49'14" W 425.11' to a concrete ROW marker found for an angle point of this tract, the Northwest corner of said 8.07 acre tract, and in the East ROW of said Highway;

THENCE: N 79°28'12" W 42.22' to a concrete ROW marker found for the Southwest corner of this tract and in the East ROW of said Highway;

THENCE: N 08°41'22" W 242.69' with the East ROW line of said Highway to the point of beginning containing 2.465 acres of land;

NOTE:

- 1.) Tract is subject to a 20.00' Wide Utility Easement running parallel with the West boundary line of this tract.

FILE NO.: WMC-3751
HECTOR VAZQUEZ
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EXHIBIT "A"

Legal Description
To a
4.729 Acre Tract

Tract 2:

Being a legal description to a 4.729 acre tract in the Nicholas Jacks Survey, A-135, Sabine County, Texas, being out of and part of a called 15.555 acre tract described in a Deed conveyed to Oscar O. Wilson, et ux, recorded in Volume 205 Page 551 of the Deed Records of said County, and is further described by metes and bounds as follows to wit:

BEGINNING: At a 1/4" iron rod found at the North base of a "X" the fence corner post for the Southwest corner of this tract, the South Southwest corner of said 15.555 acre tract, the Southeast corner of a 2.465 acre tract recorded in Volume 333 Page 646 of the Official Public Records of said County, and an angle corner of a called 8.07 acre tract recorded in Volume 121 Page 723 of the Deed Records of said County; from which a concrete Right-of-Way Marker found for an angle corner of said 2.465 acre tract and an angle corner of in the East Right-of-Way line of US Highway #96 bears N 83°57'09" W 425.10';

THENCE: N 12°39'38" W 242.56' to a 1/4" iron pipe found for an angle corner of this tract, the Northeast corner of said 2.465 acre tract, and the Southeast corner of a called 2.8339 acre tract recorded in Volume 178 Page 379 of the Official Public Records of said County;

THENCE: N 12°36'35" W 286.68' to a 1/4" iron pipe found at the East base of a fence corner post for the Northwest corner of this tract, an angle corner of said 15.555 acre tract, and an angle corner of said 2.8339 acre tract; from which a iron stake found for the Northeast corner of said 2.8339 acre tract and in the East Right-of-Way of US Highway #96 bears N 84°28'32" W 455.11';

THENCE: S 87°45'42" E 476.04' covering said 15.555 acre tract to a 1/4" iron rod set approximately 1' west of a fence line for the Northeast corner of this tract, in East boundary line of said 15.555 acre tract, and in the West boundary line of a tract owned by West Sabine ISD;

THENCE: S 04°12'10" W 476.82' to an axle found at the North base of a chain link fence post for an angle corner of this tract and West Sabine Tract;

THENCE: S 04°16'02" W 21.13' to a concrete monument found in said chain link fence line for an angle corner of this tract and said West Sabine Tract;

THENCE: S 05°43'09" W 24.27' to a 1/4" iron rod found approximately 1' East of said chain link fence line for the Southeast corner of this tract, the Southeast corner of said 15.555 acre tract, an angle corner of said West Sabine Tract; and the Northeast corner of said 8.07 acre tract;

THENCE: N 85°55'12" W 321.79' to the point of beginning containing 4.729 acres of land;

-*NOTE*-

- 1) Surveyor did not abstract for title or easements and did not locate any underground utilities,
- 2) All bearings herein recited are referenced to the Texas State Plane Coordinate System, central zone, NAD 83.