

FILED FOR RECORD

**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.**

DEC 14 2020

AT 9:00 O'CLOCK AM  
 CARLA KERN  
 County Clerk, Mitchell County, Texas  
 By [Signature] Deputy

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ABRAHAM A. ESPINOZA AND CHRISTINA ESPINOZA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated APRIL 11, 2012, which is recorded in INSTRUMENT NO. 12-0903 of the real property records of MITCHELL 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 \$77,484.00 payable to the order of UNITED COMMUNITY 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, JANUARY 5, 2021, 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:

ALL OF LOT NUMBER TWELVE (12) AND THE SOUTH ONE-HALF (S/2) OF LOT NUMBER ELEVEN (11) IN THE R.T. MANUEL'S SUBDIVISION OF BLOCK NUMBER FIFTEEN (15) OF THE HART-COSTLIN ADDITION NUMBER TWO (2) TO THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of MITCHELL County, Texas, for such sales (OR AT THE LOBBY ON THE FIRST FLOOR OF THE COURTHOUSE, AT THE EAST DOORS).

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 208, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: DECEMBER 14, 2020.

[Signature]  
 SUBSTITUTE TRUSTEE(S)  
 MICHAEL J. SCHROEDER OR TERRY BROWDER OR  
 LAURA BROWDER OR MARSHA MONROE

FILE NO.: WMC-3588  
 PROPERTY: 2108 YVNE STREET  
 COLORADO CITY, TEXAS 79512

ABRAHAM ESPINOZA

NOTICE SENT BY:  
 MICHAEL J. SCHROEDER  
 3610 NORTH JOSEY LANE, SUITE 208  
 CARROLLTON, TEXAS 75007  
 Tele: (972) 394-3088  
 Fax: (972) 394-1283