

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.

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time 4:11 Pm  
**MAY 15 2023**  
By Deputy: *[Signature]*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, TANALYNN C. JOYNER AND HUSBAND, JOE M. JOYNER** delivered that one certain Deed of Trust dated AUGUST 30, 2011, which is recorded in VOLUME 25, PAGE 280 of the real property records of BROWN 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 \$111,663.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, 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, JUNE 6, 2023, 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 BROWN County, Texas, for such sales (OR AT ON THE FRONT PORCH OF THE BROWN COUNTY 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 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: MAY 15, 2023.

**SUBSTITUTE TRUSTEE(S)**  
MICHAEL J. SCHROEDER OR LAMAR CRAVENS OR  
CHRISTOPHER D. BROWN OR STEPHEN E. HAYNES  
OR REYN ROSSINGTON OR KIM ANDERSON OR  
RON ANDERSON OR LOUIS STARZEL OR TOM  
SWEARINGEN OR JUSTIN STONE

FILE NO.: WMC-3778  
PROPERTY: 8464 HWY 84 E, #183  
ZEPHYR, TX 78690

TANA LYNN JOYNER

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



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EXHIBIT "A"

FIELD NOTES for a 2.013 acre tract of land in Brown County, Texas, said tract being out of the Ephriam Bollinger Survey No. 321, Abstract No. 85, said tract being part of a tract described as "Tract 1" in a deed from The Williams' Family Trust to Eddie Dwayne Miller, et ux as recorded in Volume 1243, Page 29, Real Property Records of Brown County, Texas, said tract being located on U.S. Highway 84/183, and being more fully described as follows:

BEGINNING at a 1/2" iron stake found in the ground in a fence line in the Southwest R.O.W. line of U.S. Highway 84/183, said stake marking the Northeast corner of a tract described as "Tract 3" in a deed to Watson as recorded in Volume 1243, Page 353 of said records, the Northernmost Northwest corner of said Miller tract and the Northwest corner of this tract;

THENCE S 64° 18' 19" E 40.02' ( S 64° 19' 10" E ) along said fence line in said Southwest R.O.W. line to a 3/8" iron stake set in the ground, said stake marking the Northernmost Northeast corner of this tract;

THENCE S 10° 08' 00" W 149.98' to a 3/8" iron stake set in the ground, said stake marking an internal corner of this tract;

THENCE S 44° 57' 03" E 155.34' to a 3/8" iron stake set in the ground, said stake marking the Southernmost Northeast corner of this tract;

THENCE S 10° 07' 55" W 455.72' to a 3/8" iron stake set in the ground, said stake marking the Southeast corner of this tract;

THENCE N 67° 37' 25" W 169.72' to a 3/8" iron stake set in the ground near a fence corner, said stake being near the Southeast corner of said Watson tract and marking the Southwest corner of this tract;

THENCE N 10° 07' 37" E 669.36' [(Basis of Bearing - Deed Call 1243/29 and Adjoiner Call 1243/353 )] along a fence line in the East line of said Watson tract to the place of BEGINNING.

I, Louis C. Starned, declare under penalty of perjury that on the 15<sup>th</sup> day of May, 2023, I filed and posted this Notice of Substitute Trustee's Sale.

*Louis C. Starned*

FILE NO.: WMC-3778  
TANALYNN JOYNER

<b>POSTED</b>
Sharon Ferguson, Brown County Clerk Time <u>4:11 PM</u>
MAY 15 2023
By Deputy: <i>Shige</i>