

FILED  
FEB 09 2026

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
Deputy  
By \_\_\_\_\_  
4:06pm

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, RONALD L. CLINE AND ANGELISA M. WEBB, HUSBAND AND WIFE delivered that one certain Deed of Trust dated AUGUST 2, 2021, which is recorded in INSTRUMENT NO. 2021-176011 of the real property records of PECOS 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 \$266,000.00 payable to the order of LEGEND LENDING 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 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 MARCH 3, 2026, 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:

THE NORTH EIGHTY-FIVE FEET OF LOT FIVE (N/85' OF 5), IN BLOCK ONE (1), OF THE ROLLINS ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of PECOS County, Texas, for such sales (OR AT ON THE STEPS OF THE EAST ENTRANCE TO 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: FEBRUARY 9, 2026.

*Shelley Nail*  
SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SHELLEY NAIL OR  
DONNA TROUT OR ZANE NAIL OR ZIA NAIL OR  
ZOEY FERNANDEZ OR ANGIE USELTON OR  
CHARLES GREEN OR LISA BRUNO OR PATRICK  
ZWIERS OR KRISTOPHER HOLUB

FILE NO.: WMC-3822  
PROPERTY: 306 S SUMMIT ST  
FORT STOCKTON, TX 79735  
RONALD L. CLINE

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



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