

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, LATONYA R. HEATH, AN UNMARRIED PERSON, AND OPAL APPLETON, AN UNMARRIED PERSON delivered that one certain Deed of Trust dated MARCH 30, 2010, which is recorded in VOLUME 244, PAGE 186 of the real property records of FALLS 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 \$89,994.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, 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, GATEWAY MORTGAGE GROUP, LLC, 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 4, 2019, beginning at 11:00 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 FALLS County, Texas, for such sales (OR AT THE SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74034. 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 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: MAY 13, 2019.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR PETE FLOREZ

FILE NO.: GMG-2023
PROPERTY: 306 PALM DRIVE
MARLIN, TEXAS 78661

LATONYA R. HEATH

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

FILED 1:15 PM

MAY 13 2019

LINDA WATKINS
CO. CLK. FALLS CO.



4693488

EXHIBIT "A"

BEING all of that Lot 7 situated in Block 4 of the T.D. Taylor's Country Club Estates, Part 2, City of Marlin, Falls County, Texas. and being that same Lot 1 described in the deed to Fred Southard et ux recorded in Vol. 109, Pg. 524, Official Public Records of Falls County, Texas (F.C.O.P.R.), and also being part of that T.D. Taylor's Country Club Estates, Part 2 recorded in the official plat of record in Plat Book No. 2, Plat No. 45, Plat Records of Falls County, Texas, said Lot 7 being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the East right of way line of Palm Drive for the Southwest corner of said Lot 7 and this tract, same being the Northwest of Lot 8;
THENCE N.7°40'10"E. (basis of bearing) with the East line of said Palm Drive Street and the West line of said Lot 7, at 3.00 ft. the South edge of a concrete driveway, in all 86.19 ft. (called 86.34 ft.) to a found 3/8" iron rod at the South edge of a concrete driveway for the Northwest corner of said Lot 7 and this tract, same being the Southwest corner of said Lot 6;

THENCE S.82°13'36"E. (called S.82°19'50"E. 120.03 ft.) 119.72 ft. along the South side of said driveway, the North line of said Lot 7 and the South line of said Lot 6 to a found 3/8" iron rod in the West line of the Billy J. Martin et ux called 1.50 acres tract of record in Vol. 191, Pg. 170, F.C.O.P.R. for the Northeast corner of said Lot 7 and this tract, same being the Southeast corner of said Lot 6;

THENCE S.7°41'03"W. (called 86.34 ft.) 85.97 ft. with the West line of said Martin tract and the East line of said Lot 7 to a set 1/2" iron rod for the Southeast corner of said Lot 7 and this tract, same being the Northeast corner of said Lot 8;

THENCE N.82°19'50"W. (called 120.01 ft.) 119.70 ft. with the South line of said Lot 7 and the North line of said Lot 8 to the point of BEGINNING, containing 0.237 acre.

FILE NO.: GMG-2023
LATONYA R. HEATH