

**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.**

BY *Sharon M. [Signature]*  
LINDA WALLACE  
COUNTY CLERK  
RAINS COUNTY, TEXAS

2018 SEP 10 PM 1:13

FILED FOR RECORD

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, CHRISTOPHER K. LEMMEL, AN UNMARRIED MAN** delivered that one certain Deed of Trust dated JUNE 16, 2017, which is recorded in INSTRUMENT NO. 2017-1390 of the real property records of RAINS 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 \$276,892.00 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, OCTOBER 2, 2018, beginning at 1:00 PM, 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:

**BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARGARET TOLLETT SURVEY, ABSTRACT NO. 229, RAINS COUNTY, TEXAS, AND BEING ALL OF LOT 83, LOT 84, AND LOT 85, WHISPERING OAKS NO. 1, AN ADDITION TO RAINS COUNTY, TEXAS, AS RECORDED IN VOLUME 136, PAGE 313, DEED RECORDS, RAINS COUNTY, TEXAS.**

The sale will occur at that area designated by the Commissioners Court of RAINS County, Texas, for such sales (OR AT THE WESTMOST SIDE OF THE RAINS COUNTY COURTHOUSE WHICH IS LOCATED AT 167 EAST QUITMAN STREET).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. 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: SEPTEMBER 10, 2018.

*[Signature]*  
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SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR HARRIETT FLETCHER  
OR ROBERT LAMONT OR DAVID SIMS OR SHARON  
ST. PIERRE OR SHERYL LAMONT OR ALLAN  
JOHNSTON OR BONNIE HUBBARD