


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.

FILED FOR RECORD

12:00pm

APR 12 2021

LINDA WALLACE, COUNTY CLERK
RAINS COUNTY, TEXAS

BY: 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, DOUGLAS W. MORMAN, A SINGLE PERSON AND HEATHER L. MORMAN, A SINGLE PERSON delivered that one certain Deed of Trust dated OCTOBER 10, 2019, which is recorded in INSTRUMENT NO. 2019-2300 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 \$149,246.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, 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, A DIVISION OF GATEWAY FIRST BANK, 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, MAY 4, 2021, 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:


0.61 ACRE TRACT SITUATED IN THE N.G. CRITTENDEN SURVEY, ABSTRACT NO. 33, RAINS COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED AS LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK E, OF SUN POINT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 137, PAGE 52, DEED RECORDS, RAINS COUNTY, TEXAS.

AN ACTUAL ON THE GROUND SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF GREG CONNAUGHTON, R.P.L.S. NO. 6110, DATED OCTOBER 4, 2019.

The sale will occur at that area designated by the Commissioners Court of RAINS County, Texas, for such sales (OR AT THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, 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: APRIL 12, 2021.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR HARRIETT FLETCHER OR
ROBERT LAMONT OR SHARON ST. PIERRE OR SHERYL
LAMONT OR ALLAN JOHNSTON OR RONNIE HUBBARD


Harriett Fletcher

FILE NO.: GMG-2390
PROPERTY: 182 RS COUNTY ROAD 1536
POINT, TEXAS 75472

DOUGLAS W. MORMAN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1283



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