

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, DALE SADBERRY, AN UNMARRIED MAN delivered that one certain Deed of Trust dated FEBRUARY 23, 2016, which is recorded in INSTRUMENT NO. 20160135 of the real property records of SHACKELFORD 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 \$76,950.00 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, 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, OCTOBER 1, 2019, 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:

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 SHACKELFORD County, Texas, for such sales (OR AT EAST DOOR OF THE COURTHOUSE).

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: SEPTEMBER 9, 2019.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TERRY BROWDER OR
LAURA BROWDER OR MARSHA MONROE

FILE NO.: GMG-2110
PROPERTY: 1285 CR 150
ABILENE, TEXAS 79601

ESTATE OF DALE SADBERRY

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

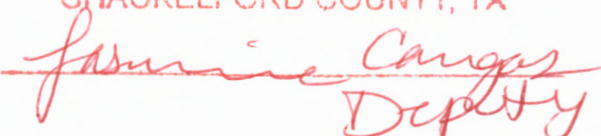
FILED
9/9/19 10:33Am
CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX

Deputy

EXHIBIT "A"

BEING 8.325 ACRES OUT OF THE NORTHWEST 1/4 OF SECTION 63, BLOCK 14, T. & P. RR COMPANY SURVEY LANDS, SHACKELFORD COUNTY, TEXAS, SAID 8.325 ACRE TRACT BEING THE SAME LAND DESCRIBED AS 8.333 ACRES IN DEED TO ROYCE W. IVEY ET UX; DATED AUGUST 1, 1991 OF RECORD IN VOLUME 404, PAGE 658 OFFICIAL PUBLIC RECORDS OF SHACKELFORD COUNTY, TEXAS, AND SAID 8.325 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, ON THE SOUTH LINE OF COUNTY ROAD 150, FOR THE NORTHEAST CORNER OF A 1.5 ACRE TRACT DESCRIBED IN VOLUME 267, PAGE 157, DEED RECORDS OF SHACKELFORD COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A SET 3/8 INCH REBAR WITH A CAP BEARS NORTH 05 DEGREES 32 MINUTES 40 SECONDS WEST 3.3 FEET AND THE NORTHWEST CORNER OF SAID SECTION 63 BEARS OF RECORD NORTH 6 DEGREES WEST 30 FEET AND SOUTH 84 DEGREES WEST 940.0 FEET;

THENCE NORTH 84 DEGREES 32 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COUNTY ROAD 150, A DISTANCE OF 499.47 FEET TO A FOUND 3/8 INCH REBAR FOR THE NORTHWEST CORNER OF A 10 ACRE TRACTS DESCRIBED IN VOLUME 305, PAGE 39, DEED RECORDS OF SHACKELFORD COUNTY, TEXAS, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 05 DEGREES 34 MINUTES 10 SECONDS EAST, GENERALLY ALONG A FENCE LINE, ON THE WEST LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 725.4 FEET TO A FOUND 3/8 INCH REBAR, ON THE NORTH LINE OF THE REMAINDER OF THE NORTHWEST 1/4 OF SAID SECTION 63, DESCRIBED IN VOLUME 214, PAGE 433, DEED RECORDS OF SHACKELFORD COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE SOUTH 84 DEGREES 28 MINUTES 12 SECONDS WEST, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 500.0 FEET TO A FOUND 3/8 INCH REBAR FOR THE SOUTHEAST CORNER OF SAID 1.5 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 05 DEGREES 34 MINUTES 40 SECONDS WEST, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 726.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.325 ACRES OF LAND MORE OR LESS.

FILE NO.: GMG-2110
ESTATE OF DALE SUDBERRY