

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
2024 APR 15 AM 8:26
CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, INEZ GUERRA, AN UNMARRIED WOMAN delivered that one certain Deed of Trust dated JULY 18, 2016, which is recorded in INSTRUMENT NO. 201611574 of the real property records of TOM GREEN 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 \$102,000.00 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, 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.

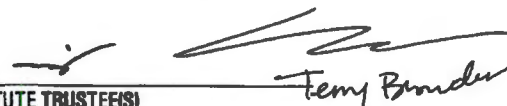
NOTICE IS HEREBY GIVEN that on MAY 7, 2024, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOTS 4 AND 4-A, BLCK 4, FOREST PARK ADDITION TO THE CITY OF SAN ANGELO, TOM GREEN COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 124, OF THE PLAT RECORDS OF TOM GREEN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of TOM GREEN County, Texas, for such sales (OR AT IN THE FOYER OF THE EDD B. KEYES BUILDING, 113 W BEAUREGARD, SAN ANGELO, TX).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Jossey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the 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: APRIL 15, 2024.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TERRY BROWDER OR
LAURA BROWDER DR JAMIE OSBORNE

FILE NO.: GM6-3112
PROPERTY: 2114 WOODLAWN DR
SAN ANGELO, TEXAS 78801
ESTATE OF INEZ GUERRA

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