

4-4 F5

Our Case Number: 23-00145-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 9, 2019, ALEX S BECK, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to CYNTHIA PORTERFIELD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019-09609 , in Book N/A, at Page N/A, in the DEED OF TRUST OR REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 3R, BLOCK 179 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET H, SLIDE 394, PLAT RECORDS OF HUNT COUNTY, TEXAS.

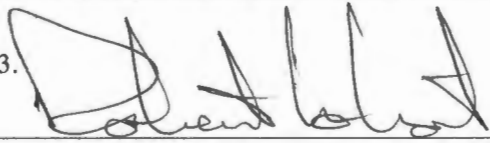
Property Address: 1328 HEMPHILL STREET, GREENVILLE, TX 75401
Mortgage Servicer: GATEWAY MORTGAGE GROUP LLC
Noteholder: GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK
P.O. BOX 1560, JENKS, OK 74037

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as 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.

WITNESS MY HAND this 3 day of February, 2023.



Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington or Janet Pinder, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

DEPOTS
23 FEB -3 PM 2:28
COUNTY CLERK HUNT CO. TX
BECKY LANDRUM
FILED FOR RECORD