

4-2 F-17

FILED FOR RECORD
at 2:44 o'clock P.M.

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.

MAR 11 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Bkinjoja*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRITTANY LEIGH WATSON FKA BRITTANY BOLIN, AN UNMARRIED WOMAN delivered that one certain Deed of Trust dated APRIL 26, 2021, which is recorded in INSTRUMENT NO. 2021-20171 of the real property records of HUNT 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 \$279,094.00 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, 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 APRIL 2, 2024, 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:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS PART OF THE NATHANIEL A. PIPER SURVEY ABSTRACT NO. 849 AND THE J.M. JOHNSON SURVEY, ABSTRACT NO. 563 AND BEING KNOWN AS LOT 4 OF QUAIL RIDGE ESTATES, ACCORDING TO THE RECORDED PLAT IN VOLUME 400, PAGE 1841, PLAT RECORDS, HUNT COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of HUNT County, Texas, for such sales (OR AT NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FEET INSIDE THE NORTH DOOR ON THE 2ND FLOOR).

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 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. 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: MARCH 11, 2024.

**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR
HARRIETT FLETCHER OR SHERYL LAMONT OR SHARON
ST. PIERRE**

FILE NO.: GMG-3103
PROPERTY: 2473 COUNTY ROAD 2710
CADDO MILLS, TEXAS 75136

BRITTANY LEIGH WATSON

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

Posted by Robert LaMont, March 11, 2024.



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