

**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, STEVEN C. HUFFMAN AND CRYSTAL PURDOM, HUSBAND AND WIFE delivered that one certain Deed of Trust dated FEBRUARY 16, 2016, which is recorded in INSTRUMENT NO. 2016-000410 of the real property records of EASTLAND 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 \$358,250.00 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, LLC, 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, AUGUST 7, 2018, 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 EASTLAND County, Texas, for such sales (OR AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE (SOMETIMES REFERRED TO AS THE EASTLAND STREET ENTRANCE)).**

**NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, 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: JUNE 11, 2018.**

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

FILE NO.: GMG-1750  
PROPERTY: 18400 HWY 6  
CARBON, TEXAS 76435

STEVEN C. HUFFMAN

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

RECEIVED 10:08A M.  
CATHY JENTHO, COUNTY CLERK

JUN 11 2018  
EASTLAND COUNTY, TEXAS  
By W Deputy

EXHIBIT "A"

Field notes of a survey of 41.169 acres of land out of and part of the Luke Bryan Survey, Abstract No. 18, Eastland County, Texas, said land being formerly described as a 41.035 acre tract in a deed to Leslie L. Vann, et. ux. recorded in Volume 2104 Page 168, Official Public Records of Eastland County, Texas. Property having a physical address of 18400 Hwy. 6, Carbon, Texas 76435. This survey of said 41.169 acres being made for Phillip and Tami Stone by virtue of their request and being more particularly described as follows;

Beginning at a 1/2" rebar with survey cap # 5085 set at the Northeast corner of Leslie L. Vann, et. ux. called 41.035 acre tract, same being the Northwest corner of Jonathan Van Dusen, et. ux. 74.07 acre tract described in Volume 1742 Page 36, Official Public Records of Eastland County, Texas, said point also being in the South right of way line of State Highway 6 and being located 3188 feet West of and 1325 feet South of the Northeast corner of the Luke Bryan Survey.

Thence S 00° 39' 33" E, 1689.60 feet (S 01° 32' 14" W 1683.50', former deed call) with the East line of described tract and West line of Jonathan Van Dusen, et. ux. 74.07 acre tract, to a 1" iron pipe found for the Southeast corner of this described tract and Leslie L. Vann, et. ux. called 41.035 acre tract, same being an interior corner of Jonathan Van Dusen, et. ux. 74.07 acre tract.

Thence S 87° 59' 27" W, 907.90 feet (N 89° 48' 47" W 907.90 feet former deed call) with the South line of described tract and North line of Jonathan Van Dusen, et. ux. 74.07 acre tract, to a 5/8" iron rod found for the Southwest corner of this described tract and Southwest corner of Leslie L. Vann, et. ux. called 41.035 acre tract, same being the Southeast corner of Francis Baskin tract described in Volume 435 Page 397, Deed Records of Eastland County, Texas.

Thence N 00° 39' 33" W, 2261.92 feet (N 01° 32' 14" E 2255.22 feet former deed call) with the West line of described tract and East line of Francis Baskin tract, to a point in the South right of way line of State Highway 6, for the Northwest corner of this described tract and Northeast corner of Francis Baskin tract, from which a 5/8" iron rod found for reference, bears N 00° 39' 33" W 1.08 feet.

Thence S 59° 24' 08" E, 1061.77 feet (S 59° 14' 00" E 1061.46 feet former deed call) with the North line of described tract and South right of way line of State Highway 6, to the place of beginning and containing 41.169 acres of land.

Bearings on the above described 41.169 acre tract were based upon True North as determined by G.P.S. Surveying System.