

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.

RECORDED 9:33 A
EASTLAND COUNTY CLERK
JUL 21 2022
EASTLAND COUNTY, TEXAS
Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LINDA WOODALL, A SINGLE PERSON delivered that one certain Deed of Trust dated APRIL 6, 2016, which is recorded in INSTRUMENT NO. 2016-000953 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 \$51,000.00 payable to the order of FIRST FINANCIAL BANK, N.A., 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 Tuesday, SEPTEMBER 6, 2022, 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:

BEING THE NORTH 1/2 OF LOT 2, ALL OF LOTS 3, 4, 5, 6, 7, 8, 9, AND 10 AND THE NORTH 1/2 OF LOT 11, BLOCK 27, JOHN M. GHOLSON ADDITION, CITY OF RANGER, EASTLAND COUNTY, TEXAS AS PER THE OFFICIAL PLAT OF SAID ADDITION OF RECORD IN SLIDE 167, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS.

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, 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.

Dated: JULY 21, 2022.

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

FILE NO.: GMG-2660
PROPERTY: 107 TRAVIS STREET
RANGER, TEXAS 76470

LINDA WOODALL

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

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