

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 FOR RECORD
2018 OCT 15 AM 10:58
PAM PEARMAN
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, BRANDEN P. VADEN A/K/A BRANDEN VADEN AND SHEILA VADEN, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MARCH 27, 2017, which is recorded in INSTRUMENT NO. 2017-003136 of the real property records of VAN ZANDT 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 \$252,629.00 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, NOVEMBER 6, 2018, 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:

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 VAN ZANDT County, Texas, for such sales (OR AT THE STEPS OF THE NORTH ENTRANCE TO THE COURTHOUSE).

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: OCTOBER 15, 2018.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR RANDY DANIEL

EXHIBIT "A"

TRACT 1:

All that certain tract or parcel of land being 6.426 acres, situated in the Juan P. Boden Survey, Abstract No. 39, Van Zandt County, Texas, and being a part of the First Tract described in deed from Ara B. Hyde et vir, to A. J. Gibbs, dated November 1, 1950, recorded Volume 391, Page 81, Deed Records of Van Zandt County, Texas, and described as follows:

BEGINNING at an iron stake at fence corner, the southwest corner of aforesaid First Tract;

THENCE N 1 deg. 35 min. W 252 feet with fence to an iron stake for corner;

THENCE East 992 feet to an iron stake in center of South end of Andy Drive for corner;

THENCE South 313 feet to an iron stake in fence, the South line of aforesaid;

THENCE S 87 deg. 39 min. W 495 feet with fence to an iron stake at corner;

THENCE North 86 feet with fence to an iron stake at corner;

THENCE S 89 deg. 22 min. W 494 feet with fence to the place of BEGINNING, containing 6.426 acres.

TRACT: 2

BEING A TRACT OF LAND SITUATED IN THE JUAN P. BODEN SURVEY, ABSTRACT NO. 39, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND TO SHANNON VADEN AS RECORDED IN INSTRUMENT NO. 2013-002118, DEED RECORDS VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT SOUTHEAST CORNER OF SAID SHANNON VADEN TRACT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND TO BRANDEN VADEN AS RECORDED IN VOLUME 1464 PAGE 287, DEED RECORDS VAN ZANDT COUNTY, TEXAS, AND BEING IN THE CENTERLINE OF VZCR 2805

THENCE WEST (REFERENCE BEARING PER DEED) WITH THE COMMON LINE OF SAID VADEN'S TRACTS A DISTANCE OF 335.0 TO A 1/2" IRON ROD SET IN A FENCE LINE.

THENCE NORTH 112.0' TO A 1/2" IRON ROD SET.

THENCE EAST A DISTANCE OF 335.0' TO A RAILROAD SPIKE SET IN SAID VZCR 2805.

THENCE SOUTH WITH SAID VZCR 2805 A DISTANCE OF 112.0' TO THE POINT OF BEGINNING AND CONTAINING 0.86 ACRES OF LAND.

FILE NO.: GMG-1778
BRANDEN P. VADEN