

AT 3:55 FILED O'CLOCK PM

AUG 16 2022

Spuriger & Justice
COUNTY CLERK, CORYELL CO., TEXAS

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, ROBERT L. CANTU AND KILSUN CANTU, HUSBAND AND WIFE delivered that one certain Deed of Trust dated NOVEMBER 15, 2017, which is recorded in INSTRUMENT NO. 302429 of the real property records of CORYELL 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 \$144,000.00 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, VETERANS LAND BOARD OF THE STATE OF TEXAS, 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 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:

LOT 9, BLOCK A, STONERIDGE VALLEY SUBDIVISION PHASE THREE, TO THE CITY OF GATESVILLE, CORYELL COUNTY, TEXAS RECORDED IN CABINET B, SLIDE 514, OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of CORYELL County, Texas, for such sales (OR AT THE NORTH DOOR AND/OR PORCH (THIS BEING THE NORTH ENTRANCE TO THE COURTHOUSE)).

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: AUGUST 15, 2022.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DONNA STOCKMAN
OR BRENDA WIGGS OR GUY WIGGS OR DAVID
STOCKMAN OR MICHELLE SCHWARTZ OR KATHY
ARRINGTON OR JANET PINDER OR BRANDY
BACON

FILE NO.: GMG-2675
PROPERTY: 403 WOODS DR
GATESVILLE, TX 78528

ROBERT L. CANTU

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NDRTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263