

FILED  
AT 12:10 O'CLOCK P.M.

AUG 13 2018

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas

By

**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, SEAN MOORE AND PENNY MOORE, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated MARCH 8, 2013, which is recorded in INSTRUMENT NO. 2013-00303877 of the real property records of ANGELINA 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 \$162,537.00 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, SEPTEMBER 4, 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 ANGELINA County, Texas, for such sales (OR AT THE HALL OUTSIDE THE ANGELINA COUNTY COMMISSIONER' COURTROOM).

**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: AUGUST 13, 2018.

  
SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR ALLAN JOHNSTON OR SHARON ST. PIERRE OR KAREN LILLY OR RONNIE HUBBARD

FILE NO.: GMG-1813  
PROPERTY: 201 HOGAN EVANS RD  
LUFKIN, TEXAS 75904


SEAN MOORE

NOTICE SENT BY:

MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007

Tele: (972) 394-3086

Fax: (972) 394-1263

  
Sheryl Lamont 8-13-18



4666858



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.42 ACRES SITUATED IN THE JOHN MASSING ALL SURVEY, ABSTRACT NO. 450, ANGELINA COUNTY, TEXAS, AND BEING THE SAME CALLED 1.423 ACRE TRACT AS RECORDED IN VOLUME 2034, PAGE 343 OFFICIAL PUBLIC RECORDS ANGELINA COUNTY, TEXAS; SAID 1.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2 inch iron pipe found in the south margin of Mary L. Evans Road for the northeast corner of this herein described tract;

THENCE South 11 degrees 22 minutes 35 seconds East, a distance of 288.07 feet with the west line of a called 1.008 acre tract called Tract 1 as recorded in Volume 558, Page 441, Deed Records Angelina County, Texas to a concrete monument found for the southeast corner of this herein described tract, from which a found 1/2 inch iron rod bears: North 80 degrees 36 minutes East, a distance of 1.0 feet;

THENCE South 75 degrees 46 minutes 05 seconds West, a distance of 228.64 feet with the north line of a called 0.16 acre tract as recorded in Volume 1914, Page 53, Official Public Records Angelina County, Texas to a 1/2 inch iron rod found for the southwest corner of this herein described tract;

THENCE North 07 degrees 06 minutes 21 seconds West, a distance of 283.12 feet with the common line of a called 1.94 acre tract as recorded in Angelina County Clerk's File No. 200600222829 to a point in the south margin of said Mary L. Evans Road for the northwest corner of this herein described tract from which a found 1/2 inch iron rod with cap bears: South 83 degrees 52 minutes East, a distance of 0.1 feet;

THENCE North 73 degrees 54 minutes 00 seconds East, with the common line of said 1.94 acre tract and the south margin of Mary L. Evans Road, at 27.10 feet passing a found 1/2 inch iron rod and continuing for a total distance of 207.98 feet to the POINT OF BEGINNING and containing feet or 1.42 acres.

BEARING STRUCTURE BASED ON CALLED 1.423 ACRE TRACT AS RECORDED IN VOLUME 2034, PAGE 343, OFFICIAL PUBLIC RECORDS ANGELINA COUNTY, TEXAS.

FILE NO.: GMG-1813  
SEAN MOORE