

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.

at 2:38 FILED P M
o'clock

JAN 14 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY *Charles E. Macias* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JIMMY G. WERNER AND LISA D. WERNER, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 14, 2016, which is recorded in INSTRUMENT NO. 2016016586 of the real property records of LIBERTY 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 \$181,729.00 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, FEBRUARY 5, 2019, 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 LIBERTY County, Texas, for such sales (OR AT THE FRONT STEPS OF THE COURTHOUSE, ONE THE SOUTH SIDE WITH AN ADDRESS OF 1923 SAM HOUSTON).

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: JANUARY 14, 2019.

Michael J. Schroeder
SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TOMMY JACKSON OR
RON HARMON

FILE NO.: GMG-1915
PROPERTY: 788 COUNTY ROAD 638
DAYTON, TEXAS 77535

JIMMY G. WERNER

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

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRE SITUATED IN THE W. P. ARMSTRONG SURVEY, ABSTRACT NO. 820, LIBERTY COUNTY, TEXAS, AND BEING THE SAME CALLED 0.9998 ACRE TRACT AS RECORDED IN VOLUME 1039, PAGE 672, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND SAME BEING OUT TRACT 44 OF THE REPLAT OF OAK RIDGE ESTATES, SECTION 1 AS RECORDED IN VOLUME 8, PAGES 174-176, MAP RECORDS LIBERTY COUNTY, TEXAS; SAID 1.00 ACRE TRACT BEING THE SAME CALLED 1.000 ACRE TRACT AS RECORDED IN VOLUME 1620, PAGE 257, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 2-inch iron pipe found in the west margin of F. M. 1008 for the northeast corner of Tract 44;

THENCE South 15 degrees 08 minutes 37 seconds West, a distance of 174.12 feet (called South 17 degrees 50 minutes 57 seconds West, a distance of 174.58 feet) with the west margin of said F. M. 1008 to a found 1/2 inch disturbed iron pipe;

THENCE South 52 degrees 58 minutes 31 seconds West, a distance of 15.96 feet (called South 56 degrees 27 minutes 51 seconds West, a distance of 15.63 feet) with the west margin of said F. M. 1008 to a 3/4 inch iron pipe found in the north margin of County Road No. 638, also known as Parkwood Drive (60 foot R.O.W.);

THENCE North 87 degrees 36 minutes 20 seconds West, a distance of 3951.87 feet (called North 84 degree 55 minutes 45 seconds West, a distance of 3951.60 feet) with the north margin of said County Road No. 638 to a 5/8 inch iron rod found for the southeast corner of POINT OF BEGINNING of this herein described tract;

THENCE North 87 degrees 40 minutes 18 seconds West, a distance of 242.26 feet (called North 84 degrees 52 minutes 13 seconds West, a distance of 242.12 feet) with the north margin of said County Road No. 638, same being the south line of said Tract 44 to a 5/8 inch iron rod found for the southwest corner of this herein described tract;

THENCE North 02 degrees 27 minutes 04 seconds East, a distance of 180.31 feet (called North 05 degrees 11 minutes 08 seconds East, a distance of 180.08 feet) with the east line of a called 1.48 acre tract as recorded in Liberty County Clerk's File No. 2016010449 to a 5/8 inch iron rod found for the northwest corner of this herein described tract;

THENCE South 87 degrees 37 minutes 09 seconds East, a distance of 241.54 feet (called South 84 degrees 50 minutes 28 seconds East, a distance of 241.76 feet) with the south line of a called 4.00 acre tract as recorded in Volume 1499, Page 197, Official Public Records Liberty County, Texas and a called 3.00 acre tract as recorded in Volume 1851, Page 838, Official Public Records Liberty County, Texas, same being the north line of said Tract 44 to a 5/8 inch iron rod found for the northeast corner of this herein described tract;

THENCE South 02 degrees 13 minutes 17 seconds West, a distance of 180.09 feet (called South 05 degrees 04 minutes 15 seconds West, a distance of 179.98 feet) with the west line of a called 2.018 acre tract as recorded in Liberty County Clerk's File No. 2009019731 to the POINT OF BEGINNING and containing 1.00 acre.

FILE NO.: GMG-1915
JIMMY G. WERNER