

Property: 111 East Fain Street, Lots 24 & 25, Duncanville, TX 75116

NOTICE OF SUBSTITUTE TRUSTEE SALE

A Debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as 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.

1st Lien DEED OF TRUST Date: **September 3, 2010**
2nd Lien DEED OF TRUST Date: **February 15, 2019**
2nd Lien DEED OF TRUST
CORRECTION AFFIDAVIT: Date: **February 21, 2019**

FILED
2019 JUL 11 PM 1:07
JOHN F. WARRER
COUNTY CLERK
DALLAS COUNTY
TEXAS

Grantor: **FARRELL TRANSMISSION AND GEAR CO., INC., a Texas corporation**

Mortgagee/Lender: Bank of DeSoto, N.A.
 PO Box 7777
 DeSoto, Texas 75123

Recorded in: **1st Lien Deed of Trust: Office of the County Clerk Dallas County, Texas, Record Number 201000228601**
 2nd Lien Deed of Trust: Office of the County Clerk Dallas County, Texas, Record Number 201900040453
 2nd Lien Deed of Trust
 Correction Affidavit: Office of the County Clerk Dallas County, Texas, Record Number 201900044829

Property/ County: 111 East Fain Street, Lots 24 & 25, Duncanville, TX 75116/Dallas County, Texas

Legal Description: Being Lot 24 and Lot 25 in Block A of CARDER CREST ADDITION, an addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 13, Page 171, Map Records, Dallas County, Texas.

SAVE & EXCEPT THEREFROM the North 5 feet of Lot 24 as described in Deed to Kevin Burkins as recorded in Clerk's No. 201400029803, Real Property Records, Dallas County, Texas.

Date of Sale: **August 6, 2019**

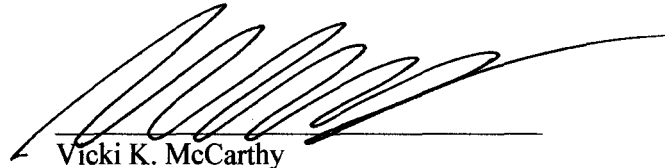
Earliest Time Sale will Begin: 10:00 A.M.

Place of Sale of Property: The area outside on the North Side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners.

The Substitute Trustee will sell the property by public auction to the highest bidder or Bidders for cash at the place and date specified. The Sale will begin at the earliest time stated above or within three (3) hours after that time.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: June 24, 2019

A handwritten signature in black ink, appearing to read 'Vicki K. McCarthy', written over a horizontal line.

Vicki K. McCarthy
Substitute Trustee
c/o Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065
Telephone (972) 296-9971
Facsimile (972) 709-3181
Email: vmccar1106@aol.com

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.

FILED

2019 JUL 15 AM 9:18

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, HENISHA EASTER, AN UNMARRIED WOMAN delivered that one certain Deed of Trust dated AUGUST 25, 2017, which is recorded in INSTRUMENT NO. 201700241706 of the real property records of DALLAS 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 \$155,138.00 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, 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, AUGUST 6, 2019, 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:

LOT 5, BLOCK G OF HOLLYWOOD PARK, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84116, PAGE 1004, MAP RECORDS, DALLAS COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 85037, PAGE 2815, DEED RECORDS, DALLAS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of DALLAS County, Texas, for such sales (OR AT THE AREA OUTSIDE ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMER STREET BELOW THE OVERHANG).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, 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: JULY 15, 2019.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROSALIE C.
SCHROEDER OR VIVIAN N. LOPEZ

FILE NO.: GMG-2068
PROPERTY: 1134 COLBERT LANE
DUNCANVILLE, TEXAS 75137

HENISHA EASTER

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