


NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/21/2020	Grantor(s)/Mortgagor(s): DAVID JOHNSON, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK FILED FOR RECORD
Recorded in: Volume: 870 Page: 61 Instrument No: 20-0849	Property County: MITCHELL JUN 06 2024 AT 8:00 O'CLOCK A.M. CARLA KERN County Clerk, Mitchell County, Texas By  Deputy
Mortgage Servicer: Gateway Mortgage Group, LLC, a division of Gateway First Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 244 South Gateway Place, Jenks, OK 74037
Date of Sale: 7/2/2024	Earliest Time Sale Will Begin: 10AM
Place of Sale of Property: THE LOBBY ON THE FIRST FLOOR OF THE COURTHOUSE, AT THE EAST DOORS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Laura Browder or Jamie Osborne, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder 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.

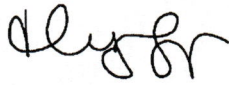
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 5/31/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Gateway Mortgage Group, LLC, a division of Gateway First Bank

Dated: 6/6/24



Printed Name: Terry Browder
Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-24-102500-POS
Loan Type: FHA

EXHIBIT "A"

4.82 acres of land out of the Southeast $\frac{1}{4}$ of Section 62 Block 3, H. & G. N. RR. Co. A-1728, Mitchell County, Texas, and being part of a tract of land described in deed recorded in Volume 827 Page 1035, Official Public Records, Mitchell County, Texas.

BEGINNING at a $\frac{1}{8}$ " iron pin found in County Road 157 for the southeast corner of Section 62 and being the southeast corner of this tract;

THENCE N $88^{\circ}15'47''$ W with the county road and the south line of the survey a distance of 548.50' to a nail set in pavement for the southwest corner of this tract;

THENCE with an existing fence line as follows:

N $35^{\circ}05'45''$ E a distance of 500.00' to a fence corner;

N $40^{\circ}35'09''$ E a distance of 86.67' to a fence corner;

N $45^{\circ}27'53''$ E a distance of 65.59' to a fence corner;

N $51^{\circ}43'42''$ E a distance of 65.68' to a fence corner;

N $57^{\circ}06'31''$ E a distance of 152.88' to a fence corner in the east line of Section 62 for the northeast corner of this tract;

THENCE S $01^{\circ}55'52''$ W with the east line of the survey a distance of 661.61' to the place of beginning and containing 4.82 acres of land.