

# COPY

## NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>Deed of Trust Date:</b> 10/23/2020	<b>Grantor(s)/Mortgagor(s):</b> LISA R LITTLE A SINGLE PERSON	FILED FOR RECORD
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK	2021 APR 25 BY #197
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2020-108757	<b>Property County:</b> HARDIN	CONNIE BECTON COUNTY CLERK HARDIN COUNTY, TEXAS BY <u>Harold Sims</u>
<b>Mortgage Servicer:</b> 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.	<b>Mortgage Servicer's Address:</b> 244 South Gateway Place, Jenks, OK 74037	
<b>Date of Sale:</b> 6/4/2024	<b>Earliest Time Sale Will Begin:</b> 11:00 AM	
<b>Place of Sale of Property:</b> Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 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, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Keata Smith or Stephanie Hernandez, 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(1): 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: 4/24/2024

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: 4-25-24

Margie Allen

Printed Name:

Margie Allen

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-24-101942-POS  
**Loan Type:** Conventional Residential

**Exhibit "A"**  
**Legal Description**

BEING a 1.4088 acre tract or parcel of land situated in the R.M. Shaw Survey, Abstract No. 611, Hardin County, Texas and being out of and part of that certain called 3.409 acre tract of land as described in a "Warranty Deed with Vendor's Lien" from Beaumont Credit Corporation to Harold G. Vassar as recorded in Volume 1021, Page 677, Official Public Records, Hardin County, Texas and being all of that certain called 1.409 acre tract of land as described in a "Correction Warranty Deed" from Harold Glenwood Vassar to Joe Glenwood Vassar and wife, Betty Ruth Vassar as recorded in Volume 1098, Page 427, Official Public Records, Hardin County, Texas, said 1.4088 acre tract being more particularly described as follows:

*NOTE: All bearings are referenced to the Northeasterly line of the said 1.409 acre Joe Glenwood Vassar tract as SOUTH 47°09'27" EAST as recorded in the above referenced Volume 1021, Page 677, Official Public Records, Hardin County, Texas.*

BEGINNING at a 1/2" iron rod found for the most Westerly corner of the tract herein described, said corner also being the most Westerly corner of the said 3.409 acre Harold G. Vassar tract and being the Northwest corner of that certain called one acre tract of land as described in a deed from William H. Schmitz and wife, Evelyn K. Schmitz to Lewis B. Leach, Jr. as recorded in Volume 545, Page 300, Deed Records, Hardin County, Texas and said corner being in the Southeasterly right-of-way line of F.M. Highway 421 (based on a width of 80 feet);

THENCE NORTH 42°50'53" EAST, along and with the Southeasterly right-of-way line of F.M. Highway 421, for a distance of 328.10 feet to a 5/8" iron rod found for corner, said corner being the most Westerly corner of the remainder of the said 3.409 acre Harold G. Vassar tract;

THENCE SOUTH 47°09'27" EAST, along and with the boundary between the tract herein described and the remainder of the said 3.409 acre Harold G. Vassar tract, for a distance of 374.08 feet to a 5/8" iron rod found for corner, said corner being the Southwest corner of the remainder of the said 3.409 acre Harold G. Vassar tract and being in the North line of that certain called 45 acre tract of land, save and except a 1 acre tract and a 3.75 acre tract, as described in a "Warranty Deed" from Mena Burrows to Russell Paul Pavich, M.D. as recorded in Volume 834, Page 642, Deed Records, Hardin County, Texas;

THENCE NORTH 88°24'32" WEST, along and with the boundary between the tract herein described and the said Pavich tract and the said one acre Leach tract, for a distance of 497.60 feet to the POINT OF BEGINNING and containing 1.4088 Acres, more or less.