

2018-103-
FILED FOR RECORD
AT 3:40 O'CLOCK P.M.

SEP 10 2018

SHERRY DOWNS County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

2018-103

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, LEIGHTON LANGFORD, JR. AND DACIA LANGFORD, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 29, 2016, which is recorded in INSTRUMENT NO. 2016-00007128 of the real property records of NAVARRO 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 \$125,661.00 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, OCTOBER 2, 2018, beginning at 11:00 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING LOT NO. 6 IN BLOCK NO. 1208-A, ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF CORSICANA, TEXAS, AND ACCORDING TO THE PLAT OF GLEN HAVEN ADDITION NO. 10, PHASE 2, RECORDED IN VOLUME 5, PAGE 68, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of NAVARRO County, Texas, for such sales (OR AT NAVARRO CENTER, 800 N. MAIN EAST ENTRANCE).

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: SEPTEMBER 10, 2018.

[Signature]
SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR
DAVID SIMS OR HARRIETT FLETCHER OR SHARON
ST. PIERRE OR SHERYL LAMONT OF ALLAN
JOHNSTON OR RONNIE HUBBARD

FILE NO.: GMG-1819
PROPERTY: 3012 LAFAYETTE STREET
CORSICANA, TEXAS 75110

LEIGHTON LANGFORD, JR.

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

[Signature]

Sharon St-Pierre 9-10-18



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