

# 8056

POSTED

OCT 11 2022

TIME 3:15 PM  
BY: Michelle Medley  
SANDRA K. DUCKWORTH, COUNTY CLERK

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, JOSHUA CAMPBELL AND HOPE LYNNETTE CAMPBELL, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 13, 2017, which is recorded in VOLUME 690, PAGE 400 of the real property records of NEWTON 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 \$118,844.00 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, 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, NOVEMBER 1, 2022, 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 PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of NEWTON County, Texas, for such sales (OR AT ON THE SIDEWALK IN FRONT OF THE POSTING BOARD LOCATED NEAR THE MIDDLE OF THE BLOCK FACING U.S. HWY 190 ON THE NORTH SIDE OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1580, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or 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 208, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: OCTOBER 10, 2022.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR MARGIE ALLEN OR  
KYLE BARCLAY

*Margie Allen*

FILE NO.: GMG-2698  
PROPERTY: 905 E. COURT STREET  
NEWTON, TEXAS 75868

JOSHUA CAMPBELL

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 208  
CARROLLTON, TEXAS 75007  
Tel: (972) 394-3086  
Fax: (972) 394-1262



4761914

EXHIBIT "A"

FIELD NOTES DESCRIBING A 0.788 ACRE TRACT OF LAND CALLED 0.805 ACRES OUT OF AND A PART OF THE G. H. & S. A. SURVEY, SECTION NO. 12, ABSTRACT NO. 997, NEWTON COUNTY, TEXAS AND SAID 0.805 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 359, PAGE 345 OF THE DEED RECORDS OF NEWTON COUNTY, TEXAS AND SAID TRACT IS LOCATED IN THE CITY LIMITS OF THE TOWN OF NEWTON, TEXAS AND LIES EAST OF AND ADJOINS THE EAST RIGHT OF WAY LINE OF LOOP NO. 505 (COURT STREET) AND IS FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2" IRON ROD WITH CAP ON TOP STAMPED "BIRDWELL" AT THE INTERSECTION OF WARD STREET EAST RIGHT OF WAY LINE AND NORTHWEST RIGHT OF WAY LINE OF LOOP NO. 505 (COURT STREET) AT THE SOUTH CORNER OF SAID 0.805 ACRE TRACT.

THENCE N 42 DEG. 49 MIN. 14 SEC. E WITH THE SOUTHEAST LINE OF 0.805 ACRE TRACT AND NORTHWEST RIGHT OF WAY LINE OF COURT STREET A DISTANCE OF 206.24 FEET TO A 1/2" IRON ROD FOUND WITH CAP ON TOP STAMPED "BIRDWELL" AT THE EAST CORNER OF SAID TRACT AND SAME BEING THE SOUTHWEST CORNER OF THE COUSINS TRACT, RECORDED IN VOLUME 245, PAGE 932 OF SAID RECORDS. THIS LINE CALLED N 42 DEG. 49 MIN. 14 SEC. E 206.25 FEET IN SAID DEED OF RECORD.

THENCE N 39 DEG. 30 MIN. 00 SEC. W WITH THE DIVISION LINE BETWEEN SAID 0.805 AND COUSINS TRACT NEAR A CYCLONE FENCE LINE A DISTANCE OF 196.67 FEET TO A 2" CYCLONE FENCE POST FOUND AT THE NORTH CORNER OF SAID 0.805 ACRE TRACT IN THE SOUTH LINE OF A 0.853 ACRE TRACT, RECORDED IN VOLUME 188, PAGE 272 OF SAID RECORDS. THIS LINE CALLED N 39 DEG. 30 MIN. 00 SEC. W 196.67 FEET IN SAID DEED OF RECORD.

THENCE S 59 DEG. 19 MIN. 06 SEC. W WITH THE DIVISION LINE BETWEEN SAID 0.853 AND 0.805 ACRE TRACTS A DISTANCE OF 112.61 FEET TO A POINT IN CONCRETE NEAR A CYCLONE FENCE CORNER POST AT THE WEST CORNER OF SAID 0.805 ACRE TRACT AND SOUTH CORNER OF SAID 0.853 ACRE TRACT IN THE NORTHEAST RIGHT OF WAY LINE OF SAID WARD STREET. THIS LINE CALLED S 59 DEG. 19 MIN. 06 SEC. W 112.60 FEET IN SAID DEED OF RECORD.

THENCE S 18 DEG. 24 MIN. 55 SEC. E WITH THE DIVISION LINE BETWEEN SAID 0.805 ACRE TRACT AND SAID WARD STREET A DISTANCE OF 258.82 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.788 ACRES OF LAND. THIS LINE CALLED S 18 DEG. 24 MIN. 49 SEC. E 258.61 FEET IN SAID DEED OF RECORD.

THIS TRACT HAS ACCESS TO AND FROM COURT STREET AND WARD STREET DEDICATED ROADWAYS.

BEARINGS ARE IN RELATION TO THE SOUTHEAST LINE OF SAID 0.805 ACRE TRACT CALLED N 42 DEG. 49 MIN. 14 SEC. E IN SAID DEED OF RECORD. THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED WITH A PLAT BASED ON THIS SURVEY.

SURVEYED AUGUST 2017, BY JOHN H. BRANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.

FILE NO.: GMG-2698  
JOSHUA CAMPBELL