

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, JOHN MATTHEW CASHION AND HEATHER NICOLE CASHION, HUSBAND AND WIFE delivered that one certain Deed of Trust dated OCTOBER 17, 2017, which is recorded in INSTRUMENT NO. 147690-2017 of the real property records of **Lamar 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 \$200,000.00 payable to the order of CERTAINTY HOME LOANS, LLC, FORMERLY KNOWN AS WR STARKEY MORTGAGE, LLP, 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, SEPTEMBER 3, 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS,  
AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A  
PART HEREOF FOR ALL NECESSARY PURPOSES.

The sale will occur at that area designated by the Commissioners Court of Lamar County, Texas, for such sales (OR AT THE EAST FOYER, JUST INSIDE THE SECOND FLOOR EAST ENTRANCE OF THE COURTHOUSE).

**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: AUGUST 12, 2019.

  
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SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR  
HARRIETT FLETCHER OR SHERYL LAMONT OR  
SHARON ST. PIERRE OR ALLAN JOHNSTON OR  
RONNIE HUBBARD


FILE NO.: GMG-2021

PROPERTY: 2639 COUNTY ROAD 16500  
DEPORT, TEXAS 75435

JOHN MATTHEW CASHION

NOTICE SENT BY:

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

  
Robert Lamont 8-12-19

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 12 DAY OF Aug, 2019.



4701928



EXHIBIT "A"

Being all that certain tract of land situated about 16.3 miles South 45° East of the City of Paris, Lamar County, Texas, a part of the Alva Rogers Survey, Abstract No. 796 and being the called 10.00 acre tract conveyed to Charles and Cindy Nichols by deed recorded in Volume 479, Page 212 of the Lamar County Real Property Records and being further described as follows:

Beginning at a found fence corner in the North line of County Road No. 16500, the Southwest corner of said 10.00 acres;

Thence North 0°22'24" West with the West line of said 10.00 acres and the East line of a tract conveyed to William Dwayne Drinnon and Lisa Drinnon by deed recorded as Lamar County Document No. 097818-2012 a distance of 1389.36 feet to a point in creek for corner the Northwest corner of said 10.00 acres;

Thence North 89°06'56" East with the North line of said 10.00 acres and the South line of a tract conveyed to Harold Capps and Joseph Capps by deed recorded in Volume 246, Page 139 of the Lamar County Real Property Records at 42.0 feet passing a set iron pin (capped Chaney 4057), continuing in all a distance of 311.42 feet to an iron pin found for corner, the Northeast corner of said 10.00 acres;

Thence South 0°23'00" East (basis of bearing per East line of said 10.00 acres) with said East line and the West line of a tract conveyed to James M. McKnight by deed recorded in Volume 1176, Page 278 of the Lamar County Real Property Records a distance of 1407.52 feet to a found fence corner in the North line of County Road No. 16500 the Southeast corner of said 10.00 acres;

Thence North 87°32'50" West with said North line a distance of 312.03 feet to the place of beginning and containing 10.001 acres of land.