

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.

FILED
JUN 24 2021
4:00pm
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, NELSON KAINER, A SINGLE PERSON delivered that one certain Deed of Trust dated MARCH 1, 2012, which is recorded in INSTRUMENT NO. 12-1480 of the real property records of FAYETTE 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 \$147,067.00 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, 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, AUGUST 3, 2021, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of FAYETTE County, Texas, for such sales (OR AT ON THE FAYETTE COUNTY COURTHOUSE LAWN ON THE WEST SIDE AT THE POSTING BOARD LOCATED ON THE STONE WALL ENCLOSURE OF THE COURTHOUSE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OKLAHOMA 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 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JUNE 24, 2021.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR PETE FLOREZ OR
MEGAN L. RANDLE OR EBBIE MURPHY OR
ELIZABETH ANDERSON

FILE NO.: GMG-1529
PROPERTY: 3206 FM 155
WEIMAR, TEXAS 78982
ESTATE OF NELSON KAINER

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (872) 394-3086
Fax: (872) 394-1263



EXHIBIT "A"

BEING a 3.67 acre tract of land out of the Austin Five League Grant, Abstract 7, Fayette County, Texas and being a portion of a tract of land in a deed from Annie Klossel, et vir, et al to E. C. Vacek by deed dated June 27, 1949 and recorded in Volume 236, Page 367 of the Fayette County Deed Records. Said 3.67 acre tract being the same land as described as Two 1.8365 acre tracts as described in a deed to Nelson Kainer and Nelson E. Kainer, recorded in Volume 1449, Page 411 of the Official Public Records of Fayette County, Texas. Said 3.67 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a one half inch Steel pin set at the intersection of the east Right-of-way line of F.M. Hwy 155 and the South Right-of-way line of a sixty foot wide County Road (unimproved) for the northwest corner of this tract and being the northwest corner of (Tract Two) as described in a deed recorded in Volume 1449, Page 411 of the Official Public Records of Fayette County a curve on the south Right-Of-Way line of Braun Road for the northeast corner of the herein des, Texas.

THENCE along the south Right-of-way line of the sforesaid sixty-foot wide County Road, North 89° 30' 07" East, a distance of 399.58 feet to a fence corner post found for the northeast corner of this tract.

THENCE with the east line of this tract, South 00° 45' 14" East, a distance of 399.03 feet to a found one half inch steel pin for the southeast corner of this tract and being the northeast corner of a 5.53 acre tract.

THENCE with the south line of this tract, South 89° 19' 00" West, a distance of 399.57 feet to a one half inc steel pin found on the East Right-of-way line of F.M. Hwy. 155 for the southwest corner of this tract.

THENCE along the east Right-of-way line of F.M. Hwy 155, North 00° 45' 14" West, a distance of 400.32 feet to place of the BEGINNING.

FILE NO.: GMG-1529
ESTATE OF NELSON KAINER

FILED
JUN 24 2021
4:00 PM
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS