

**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**  
FEB 12 2024  
1:25 PM  
*Brenda Fietsam*  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, MARK A. BLASCHKE AND CANDICE L. BLASCHKE, HUSBAND AND WIFE** delivered that one certain Deed of Trust dated JULY 10, 2019, which is recorded in INSTRUMENT NO. 19-04269 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 \$205,704.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, 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 MARCH 5, 2024, 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 INTERSECTIN WITH NORTH MAIN STREET).

**NOTICE IS FURTHER GIVEN** that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, 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: FEBRUARY 12, 2024.

**SUBSTITUTE TRUSTEE(S)**  
**MICHAEL J. SCHROEDER OR PETE FLOREZ OR**  
**MEGAN L. RANDLE OR EBBIE MURPHY OR**  
**JENNYFER SAKIEWICZ OR DEBBY JURASEK**

FILE NO.: GMC-3055  
PROPERTY: 465 N HORTON ST  
LA GRANGE, TEXAS 76845

MARK A. BLASCHKE

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3810 NORTH JOSEY LANE, SUITE 208  
CARROLLTON, TEXAS 75007  
Tele: (972) 384-3088  
Fax: (972) 384-1283



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EXHIBIT "A"

**FIELD NOTE DESCRIPTION OF 0.281 ACRES OF LAND OUT OF THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF LOT 9, OF THE RESUBDIVISION OF FARMBLOCK 53, OF THE JOHN H. MOORE PLAN OF THE CITY OF LA GRANGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30 PAGE 530 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO WILLIAM A. FUTSCHIK AND ALYERA FUTSCHIK IN A DEED AS RECORDED IN VOLUME 445 PAGE 563 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/4" iron rod found at the intersection of the southeasterly right-of-way line of Guadalupe Street and the southwesterly right-of-way line of Horton Street, being at the most northerly corner of that certain tract of land conveyed to William A. Futschik and Alyera Futschik in a deed as recorded in Volume 445 Page 563 of the Deed Records of Fayette County, Texas, and being at the most northerly corner of Lot 9, of the Resubdivision of Farmblock 53, of the John H. Moore Plan of the City of La Grange, according to the map or plat thereof recorded in Volume 30 Page 530 of the Deed Records of Fayette County, Texas, and being for the most northerly corner of the tract herein described, and from which an axle found bears N 49 deg. 45' 41" W 63.76 feet,

**THENCE**, with the southwesterly right-of-way line of Horton Street, S 45 deg. 00' 00" E 167.79 feet to a round headed bolt found at the most northerly corner of Lot 10 of said resubdivision, and being at the most northerly corner of that certain tract of land conveyed to Albert Huebel in a deed as recorded in Volume 220 Page 486 of the Deed Records of Fayette County, Texas, and being for the most easterly corner of this tract,

**THENCE**, leaving said right-of-way line, and with the common line between Lots 9 and 10, being the common line between the Futschik tract and the Huebel tract, S 59 deg. 02' 57" W 80.07 feet to another round headed bolt found for the most easterly corner of that certain tract of land conveyed to Andrew James Campbell and Mildred Campbell in a deed as recorded in Volume 423 Page 257 of the Deed Records of Fayette County, Texas, and being for the most southerly corner of this tract, and from which a 1/2" iron rod found bears S 59 deg. 02' 57" W 112.08 feet,

**THENCE**, with the common line between the Futschik tract and the Campbell tract, and over and across said Lot 9, N 41 deg. 32' 21" W 166.82 feet to a 1/2" iron pipe found in the southeasterly right-of-way line of Guadalupe Street, being for the most westerly corner of this tract, and from which a 1/4" iron rod found bears S 60 deg. 04' 18" W 398.30 feet,

**THENCE**, with the southeasterly right-of-way line of Guadalupe Street N 60 deg. 02' 31" E 70.00 feet to the PLACE OF BEGINNING, in all containing 0.281 acres of land.