

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, TAYLOR KEIF POWELL, AN UNMARRIED MAN delivered that one certain Deed of Trust dated JULY 9, 2021, which is recorded in INSTRUMENT NO. 2021050667 of the real property records of GALVESTON 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 \$546,000.00 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 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 A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of GALVESTON County, Texas, for such sales (OR AT OUTSIDE THE WEST ENTRANCE TO THE LOBBY OF THE GALVESTON COUNTY COURHOUSE, 722 MOODY (21ST 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 206, 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 STEVE LEVA OR
SANDY DASIGENIS OR JEFF LEVA OR PATRICIA
POSTON

FILE NO.: GMG-3056
PROPERTY: 4017 LOVERS LN
DICKINSON, TEXAS 77539

TAYLOR KEIF POWELL

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



4809411

EXHIBIT "A"

Being a tract of land containing 1.780 acres (77,551 square feet), situated in the Perry and Austin Upper League, Abstract 19, Galveston County, Texas, being all of a tract of land conveyed unto Elfego Galvan and Irasema Galvan by deed as recorded under County Clerk's File No. 2007062896 of the Official Public Records of Galveston County, Texas, being out of and a part of Lot 2, Subdivision 9 of said Perry and Austin Upper League, as recorded in Volume 113, Page 42, in the Office of the County Clerk of Galveston County, Texas. Said 1.780-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod for the southwest corner, and being in the east right-of-way line of Lovers Lane (40.00 feet wide), said point being North 01°20'00" West, a distance of 1428.42 feet from the southwest corner of said Lot 2, and the northwest corner of Reserve Tract "A";

THENCE North 88°40'00" East, a distance of 459.63 feet to a found 1/2-inch iron rod for the southeast corner of said tract herein described;

THENCE North 01°20'00" West, a distance of 183.67 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of said tract herein described;

THENCE South 88°40'00" West, a distance of 176.83 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for corner;

THENCE South 01°20'00" East, a distance of 23.87 feet (called 23.79 feet) to a set 1/2-inch iron rod with cap marked "Survey 1" for corner;

THENCE South 88°29'49" West, a distance of 282.80 feet (called 282.20 feet) to a found 1/2-inch iron rod in the east right-of-way line of said Lovers Lane for the northwest corner of said tract herein described;

THENCE South 01°20'00" East, along the east right-of-way line of said Lovers Lane, a distance of 158.96 feet to the **POINT OF BEGINNING** and containing 1.780 acres (77,551 square feet), more or less.

FILE NO.: GMG-3056
TAYLOR KEIF POWELL

FILED

Instrument Number: *FILED2024000185*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 02/13/2024 1:03PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*