

Our File Number: 17-09112

Name: KATHERYN L GAMBOA, A MARRIED PERSON (ALSO SIGNED BY ADAN H. GAMBOA)

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 3, 1999, KATHERYN L. GAMBOA, A MARRIED PERSON (ALSO SIGNED BY ADAN H. GAMBOA), executed a Deed of Trust/Security Instrument conveying to MIKE WALTER, as Trustee, the Real Estate hereinafter described, to GN MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 128761, in the DEED OF TRUST OR REAL PROPERTY records of CORYELL COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 1, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in CORYELL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT, OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS AND BEING 0.411 ACRES OF LLAND OUT OF THE WILLIAM SUGGETT SURVEY, TOWN OF GATESVILLE, AND BEING ALL OF THOSE TWO TRACTS DESCRIBED IN DEDD TO MARK A. BIRD, PER INSTRUMENT NO. 105530, CORYELL COUNTY DEED RECORDS, SAID 0.411 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 104 AVENUE A
GATESVILLE, TX 76528
Mortgage Servicer: STATEBRIDGE COMPANY, LLC
Noteholder: STATEBRIDGE COMPANY, LLC
5680 GREENWOOD PLAZA BOULEVARD, SUITE 100 S
GREENWOOD VILLAGE, CO 80111

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as 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.

WITNESS MY HAND this 10 day of July, 2017.


Tim Lewis, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Guy Wiggs,
Michelle Schwartz, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
AT 1135 O'CLOCK A M

JUL 10 2017

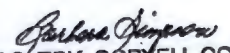

COUNTY CLERK, CORYELL CO., TEXAS

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

ALL THAT CERTAIN TRACT, OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS AND BEING 0.411 ACRES OF LAND OUT OF THE WILLIAM SUGGETT SURVEY, TOWN OF GATESVILLE, AND BEING ALL OF THOSE TWO TRACTS DESCRIBED IN DEED TO MARK A. BIRD, PER INSTRUMENT NO. 105530, CORYELL COUNTY DEED RECORDS, SAID 0.411 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN SET IN THE WEST LINE INTERSECTION OF AVENUE A AND THE SOUTH LINE OF BALDRIDGE DRIVE, THE NEC OF TRACT TWO AND THE NEC OF THIS;

THENCE S06-06W ALONG THE WEST LINE OF AVENUE S, AT 140.0 FEET A STEEL PIN FOUND, THE SEC OF THIS;

THENCE S79-31W, AT 58.0 FEET PASSING THE SWC OF TRACT TWO, AT 116.5 FEET A STEEL PIPE FOR A CORNER POST AND THE SWC OF TRACT ONE, ALSO THE SWC OF THIS;

THENCE N03-48W ALONG FENCE, AT 144.0 FEET A STEEL PIN SET, THE NWC OF THIS;

THENCE N83-09E ALONG THE SOUTH LINE OF BALDRIDGE DRIVE, AT 140.0 FEET THE POINT OF BEGINNING AND CONTAINING 0.411 ACRE OF LAND.

ASSESSOR'S PARCEL NUMBER: 110150000

STATE OF TEXAS
COUNTY OF CORYELL

I, Barbara Simpson, County Clerk in and for Coryell County, Texas do hereby certify that this instrument was filed for record in the volume and page of the Coryell County Public Records and at the time and date as stamped hereon by me.



BARBARA SIMPSON, CLERK
CORYELL COUNTY, TEXAS

Barbara Simpson



Filed For Record
AT 4:00 O'CLOCK P.M

DEC 8 1999

Barbara Simpson
County Clerk, Coryell Co., Texas

128761