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.

1:07

APR 1 1 2023

NICOLE TANNER COUNTY CLERK, HILL COUNTY, TEXAS Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, TONY BOTELLO AND ANGELIKA BOTELLO, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MARCH 31, 2017, which is recorded in VOLUME 1902, PAGE 198 of the real property records of HILL 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 \$149,246.00 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, 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, MAY 2, 2023, beginning at 11:00 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 HILL County, Texas, for such sales (OR AT EAST DOOR OF THE COURTHOUSE).

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: APRIL 10, 2023.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR DONNA STOCKMAN OR BRENDA WIGGS OR GUY WIGGS OR DAVID STOCKMAN OR KATHY ARRINGTON OR JANET PINDER OR BRANDY BACON OR MICHELLE SCHWARTZ OR JAMIE DWORSKY

FILE NO.: GMG-2859 PROPERTY: 206 HCR 4263 HILLSBORO, TEXAS 76645

TONY BOTELLO

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

Fax: (972) 394-1263

NOTICE SENT BY:

EXHIBIT "A"

All that certain lot, tract, or percei of land lying and situated in the Semuel Shacketford Survey, Abstract 683, Hill County, Texas, being the same tract of land described in the deed from Bill Joe Moore and wife, Janice Ann Moore to Joe L. Daniel and wife, Sue Daniel dated March 30, 1973, recorded in Volume 523, Page 303, in the Deed Records, Hill County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch steel rebar found at a comer (control monument) the northwest corner of said Daniel tract the southwest corner of that certain tract of land described in the deed to Sue Margaret Isenberg recorded in Volume 1168, Page 683 in the Official Public Records, Hill County, Texas, on the easterly line of HCR 4263 (Hill County Road 4263 no ROW given), said comer bears South 30 degrees 00 minutes 00 seconds East (bearing baseline) 200.15 feet from a 5/8 inch steel rebar found (control monument) at a corner, the northwest corner of that certain tract of land described in the deed to Clint D. Gidley recorded in Volume 1381, Page 382, in said Official Public Records, from which a 5/8 inch steel rebar found (control monument) at the northwest corner of said Gidley tract bears North 60 degrees 02 minutes 10 seconds East 875.20 feet;

THENCE North 60 degrees 02 minutes 10 seconds East along the common line of said isemberg and Daniel tracts 300.00 feet to a 1/2 inch steel rebar set at a corner the northeast corner of said Daniel tract the northerty northwest corner of that certain tract of land described in the deed to Jonathan Daniel New recorded in Volume 1728, Page 169 in said Official Public Records;

THENCE South 30 degrees 00 minutes 00 seconds East 100.00 feet to a 1/2 inch steel rebar set at a corner the southeast corner of said Daniel tract an eli corner in a northerly line of said New tract;

THENCE South 60 degrees 02 minutes 10 seconds West along the common line of said Daniel and New tracts, 300.00 feet to a P-K nail set at a corner in an saphalt driveway the common west corner of said New and Daniel tracts and on the easterly line of said HCR 4263;

THENCE North 30 degrees 00 minutes 00 seconds West along the easterly line of said HCR. 4263, 100.00 feet to the point of beginning and containing 0.69 acre of land :

FILE NO.: GMG-2859
TONY BOTELLO

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