

2018 JAN 16 AM 9:10

SUANNA BLANCO
CASTRO COUNTY DISTRICT CLERK

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, FIDEL GARCIA (WHO ACQUIRED TITLE AS FIDEL J. GARCIA, JR.) AND WIFE, CONSUELO GARCIA delivered that one certain Deed of Trust dated DECEMBER 30, 2008, which is recorded in VOLUME 316, PAGE 791 of the real property records of CASTRO 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 \$222,088.00 payable to the order of SAN ANGELO NATIONAL 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, BOKF, N.A., a national banking association d/b/a BANK OF OKLAHOMA, as successor in interest by merger to BANK OF OKLAHOMA, N.A., 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, MARCH 6, 2018, 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 casher's check, certified check or money order, the following described real property:

BEING A 1.5 ACRE TRACT OUT OF THE SE PART OF THE REMAINING 108.627 ACRES OF AN ORIGINAL 128.833 PATENT TRACT AS RECORDED IN VOLUME 285, PAGE 390 OF THE CASTRO COUNTY DEED RECORDS, OUT OF THE SE PART OF SURVEY 18, BLOCK N-10-A, CASTRO COUNTY, TEXAS, SAID 1.5 ACRES TRACT BEING DESCRIBED IN 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 CASTRO County, Texas, for such sales (OR AT NORTH (OR FRONT) ENTRANCE TO THE COURTHOUSE, JUST INSIDE, IN FRONT OF THE COMMISSIONER'S COURT BULLETIN BOARD).

NOTICE IS FURTHER GIVEN that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3810 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: JANUARY 16, 2018.



**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JOSE BAZALDUA OR
RONALD BYRD OR ANTONIO BAZALDUA**

FILE NO.: ROK 1507
PROPERTY: 1590 S HIGHWAY 385
CARROLLTON, TEXAS 75007

FIDEL GARCIA

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3810 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Phone: 972.394.9889
Fax: 972.394.1262



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EXHIBIT "A"

BEING A 1.5 ACRE TRACT OUT OF THE SE PART OF THE REMAINING 184.827 ACRES OF AN ORIGINAL 128.628 PATENT TRACT AS RECORDED IN VOLUME 298, PAGE 399 OF THE CASTRO COUNTY DEED RECORDS, OUT OF THE SE PART OF SURVEY 16, BLOCK M-18-A, CASTRO COUNTY, TEXAS, SAID 1.5 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SURVEY 16, BLOCK M-18-A, CASTRO COUNTY, TEXAS, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF US HIGHWAY NO. 248 AND THE NORTH SIDE OF COUNTRY ROAD 614;

THENCE S. 89 DEG. 57' 29" W. ALONG THE SOUTH LINE OF SAID SURVEY, AT 89 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY AS RECORDED IN VOLUME 48, PAGE 646 OF THE CASTRO COUNTY DEED RECORDS IN ALL 82 FEET TO THE SE CORNER OF SAID PATENT TRACT;

THENCE N. 0 DEG. 02' 29" E. 284.1 FEET ALONG THE EAST LINE OF SAID PATENT TRACT AND THE WEST SIDE OF A 2 FOOT WIDE UTILITY STRIP TO A 1/2" ROD SET FOR THE SE CORNER OF THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1 ACRE TRACT;

THENCE CONTINUING N. 0 DEG. 02' 29" E. 288.71 FEET TO A 1/2" ROD SET FOR THE NE CORNER OF THIS TRACT, FROM WHICH A 1/2" ROD BOLDS IN THE SOUTH LINE AND 2 FEET WEST OF THE SE CORNER OF THE A&M PROPERTIES 18.428 ACRE TRACT RECORDED IN VOLUME 288, PAGE 646 OF THE CASTRO COUNTY DEED RECORDS BEARS N. 0 DEG. 02' 29" E. 287.4 FEET;

THENCE N. 89 DEG. 57' 29" W., AT 288.71 FEET PASS A SET 1/2" ROD, IN ALL, 289.87 FEET TO A POINT;

THENCE S. 0 DEG. 02' 29" W. 288.71 FEET TO A POINT

THENCE S. 89 DEG. 57' 29" E., AT 184.34 FEET PASS A SET 1/2" ROD, IN ALL, 289.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5 ACRES.

FILE NO.: BOK-1503
FIDEL GARCIA