

**ATTENTION SERVICE MEMBERS: ASSESS 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**, FELIPE H. SANCHEZ AND ROSA I. MOLINA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated SEPTEMBER 29, 2008, which is recorded in INSTRUMENT NO. 240541 of the real property records of TERRY 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 \$54,702.00 payable to the order of SECURITY STATE 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, FEBRUARY 7, 2017, 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:

THE EAST TWENTY FEET OF LOT TWO (E/20' OF 2) AND ALL OF LOT THREE (3) OF BLOCK ONE (1) OF THE GREEN ACRES ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of TERRY County, Texas, for such sales (OR AT THE TERRY COUNTY LAW ENFORCEMENT CENTER, 1311 TAHOKA RD, BROWNFIELD, TEXAS IN LOBBY AREA).

**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, 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.

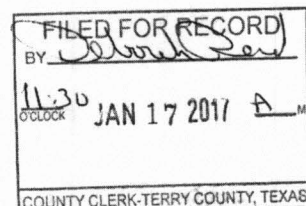
Dated: JANUARY 17, 2017.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR RONALD BYRD

FILE NO.: BOK-1592  
PROPERTY: 1404 EAST TATE STREET  
BROWNFIELD, TEXAS 79316

FELIPE H. SANCHEZ

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



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