

Our File Number: 17-16526

Name: JOSE SANCHEZ AND GRISELDA MARTINEZ, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 27, 2009, JOSE SANCHEZ AND GRISELDA MARTINEZ, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to GEORGE RICHARDSON, as Trustee, the Real Estate hereinafter described, to SECURITY STATE BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 241932, in Book 772, at Page 0666, in the DEED OF TRUST OR REAL PROPERTY records of TERRY 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, JANUARY 2, 2018**, 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 TERRY 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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST CORNER OF BLOCK 10, EAST ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS PER SUBDIVISION PLAT RECORDED IN VOLUME 10, PAGE 355, DEED RECORDS, TERRY COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED FROM ORAN RAY SIRMONS ET AL, TO WADE GRAVES DATED SEPTEMBER 16, 2008 AND RECORDED IN VOLUME 765, PAGE 653, OFFICIAL PUBLIC RECORDS OF TERRY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 601 E BROADWAY
BROWNFIELD, TX 79316

Mortgage Servicer: BANK OF OKLAHOMA

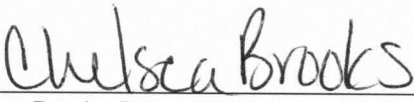
Noteholder: BOKE, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, A SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.
7060 SOUTH YALE AVENUE, #100
TULSA, OK 74136

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 12 day of December, 2017.


Chelsea Brooks, Joshua Martinez, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

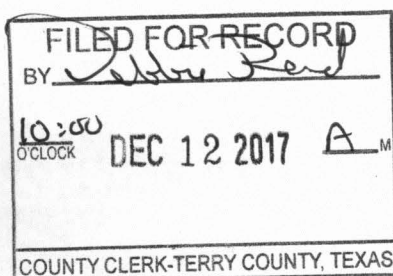


EXHIBIT "A"

A tract of land located in the Southwest corner of Block 10, East Addition to the City of Brownfield, Terry County, Texas, as per subdivision plat recorded in Volume 10, page 355, Deed Records, Terry County, Texas, and being the same tract of land as described in deed from Oran Ray Simmons et al, to Wade Graves dated September 16, 2008 and recorded in Volume 765, page 653, Official Public Records of Terry County, Texas, and being further described as follows:
 BEGINNING at a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of said Block 10, and for the Southwest corner of this tract, from which an "+" found in concrete walk bears S.2°15'26"E. 100.48 feet (all bearings are compared to the Texas Coordinate System of 1983, North Central Zone, all distances are true at an averaged surface elevation);
 THENCE N.2°15'26"E., along the West line of said Block 10, a distance of 140.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of the tract;
 THENCE S. 88°29'05" E. 75.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of this tract;
 THENCE S. 2°15'26"W. 140.00 feet to a point in the South line of said Block 10, for the Southeast corner of this tract;
 THENCE N.88°29'05"W., along said South line of Block 10, a distance of 75.00 feet to the place of beginning.

(DoD) RA0249188 - cshibitA.ra - 01/19/2009

FILED FOR RECORD
 AT 3:30 O'CLOCK P M
 ON THE 31 DAY OF March
 A.D., 2009.
 Vol. 772 Page 666
 In the Official Public Records of
 Terry County, Texas.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE,
 RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
 BECAUSE OF COLOR OR RACE IS INVALID AND
 UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS } OFFICIAL PUBLIC
 COUNTY OF TERRY } RECORD

I hereby certify that this instrument was FILED
 on the date and at the time stamped hereon by
 me and was duly RECORDED in the Volume
 and Page of the named RECORDS of Terry
 County, Texas, as stamped hereon by me.

Janie Byard, deputy
Kim Carter
 COUNTY CLERK, TERRY COUNTY, TEXAS
 BY *Deborah Reid*
 DEPUTY

Kim Carter
 COUNTY CLERK
 TERRY COUNTY, TEXAS

BAT
 44.⁰⁰

VOL. 772 PAGE 0673