

#24

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, RICHARD HUMPHREYS, AN UNMARRIED MAN delivered that one certain Deed of Trust dated DECEMBER 17, 2014, which is recorded in INSTRUMENT NO. 2014-8003 of the real property records of GAINES 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 \$231,921.00 payable to the order of PRIMEWEST MORTGAGE CORPORATION, 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., 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, NOVEMBER 6, 2018, 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:

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 GAINES County, Texas, for such sales (OR AT IN AN AREA BOUNDED ON THE WEST BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE WROOLE LANDING INTO THE COURTHOUSE FROM THE WEST DOOR).

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 74138. 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: SEPTEMBER 10, 2018.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SHELLEY ANN OR
DONNA TROUT OR JOHNNIE EADS

FILE NO.: 80K-1648
PROPERTY: 689 COUNTY RD 202
SEMINOLE, TEXAS 75080
RICHARD HUMPHREYS

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3085
Fax: (972) 394-1283

#24

— FILED —
9-10-18 2:20 p.m.
Vicki Phillips, County Clerk
Gaines County, Texas
BY J. Smith DEPUTY



4669453

EXHIBIT "A"

BEING 2.00 acres out of a 5.88 acre tract of land located in the Northwest corner of Section 262, Block G, W.T.R.R. Co. Survey, Gaines County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Graded County Road 202, and the North line of said Section 262, for the Northwest corner of this tract, from which a 1/2" iron rod found for the Northwest corner of Section 262 bears N. 89°58'05"W. 408.50 feet;

THENCE S. 89°58'05"E, along the Center line of said road and along said North line of Section 262, a distance of 365.00 feet to the Northwest corner of a 1.64-acre tract, for the Northeast corner of this tract;

THENCE South 30.00 feet pass a found 1/2" Iron rod with cap marked "NEWTON SURVEYING", in all 238.70 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the South Line of said 5.88 acre tract, for the Southwest corner of said 1.64 acre tract, and for the Southeast corner of this tract;

THENCE N. 89°58'05" W., along the South line of said 5.88 acre tract, 365.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of this tract;

THENCE North at 208.70 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 238.70 feet to the place of beginning; SAVE & EXCEPT all oil, gas, and other minerals.

FILE NO.: BOK-1648
RICHARD HUMPHREYS