

Our File Number: 16-05113

Name: CODY PETTYJOHN AND CARLA PETTYJOHN, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 24, 2014, CODY PETTYJOHN AND CARLA PETTYJOHN, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to BARRY H. ORR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2014-4569, in the DEED OF TRUST OR REAL PROPERTY records of GAINES 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, DECEMBER 6, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in GAINES 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:

AN 80X125 FT. TRACT OF LAND OUT OF THE EAST PART OF SECTION 194, BLOCK G, OF THE W.T.R.CO. SURVEY, IN GAINES COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 2 ACRE TRACT OF LAND CONVEYED BY EMMA J. AUSTIN TO THE CITY OF SEMINOLE, TEXAS, BY DEED DATED AUGUST 8, 1948 RECORDED IN VOL. 95, PAGE 422, DEED RECORDS, GAINES COUNTY, TEXAS, SAID 80 X 125 FT. TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1308 W AVENUE A
SEMIMOLE, TX 79360
Mortgage Servicer: BANK OF OKLAHOMA
Noteholder: BOKF, 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, #200
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 12th day of September, 2016.

Donna Trout
Lanelle Lynch, Shelley Nail, Jason Spence, Patricia Sanders, Clay Golden, Frederick Britton, Doug Rodgers, Evan Press, Craig Muirhead, Kelley Burns, Aarti Patel, Jack Burns II, Tanya Graham, Donna Trout, Ramiro Cuevas, Daniel Willisie, Bob Shrill, Substitute Trustees *FBI*

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

— FILED —
9-12-16 - 2:15pm
Vicki Phillips, County Clerk
Gaines County, Texas
Jackie Smith



4592001

Escrow File No: 1421730

EXHIBIT "A"

An 80 X 125 ft. tract of land out of the East part of Section 194, Block G, of the W.T.R.R.Co. Survey, in Gaines County, Texas, being out of and a part of that certain 2 acre tract of land conveyed by Emma J. Austin to the City of Seminole, Texas, by deed dated August 8, 1948 recorded in Vol. 95, page 422, Deed Records, Gaines County, Texas, said 80 X 125 ft. tract being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2" iron rod set in the South line of said 2 acre tract conveyed by Emma J. Austin to the City of Seminole, Texas, at a point which is 476.6 feet East of the SW corner of said two acre tract;

THENCE West along the South line of said 2 acre tract, a distance of 80.0 ft. to a 3/4" iron pipe found at the Southwest corner of this tract;

THENCE N. 0° 30' E. at 105.0 ft. pass 0.25 E. of a found 1/2" iron rod in all 125 ft. to a point in the North line of said two acre tract, the Northwest corner of this tract;

THENCE East along the North line of said two-acre tract a distance of 80 ft. to a point, the Northeast corner of this tract;

THENCE S. 0° 30' W. at 20.0 ft. pass a found 1/2" iron rod in all 125 ft. to a pint, and place of beginning.

2014-4589
VICKI PHILLIPS
COUNTY CLERK
2014 Jul 28 AM 02:23 PM
GAINES COUNTY, TEXAS
By: IB, DEPUTY