

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, PHYLLIS GAIL NOLEN AND CREGG P. NOLEN, III, WIFE AND HUSBAND delivered that one certain Deed of Trust dated JANUARY 3, 2012, which is recorded in VOLUME 347, PAGE 476 of the real property records of JONES 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 \$321,330.00 payable to the order of BOKF, NA DBA BANK OF TEXAS, 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 TEXAS, 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 3, 2015, 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 JONES County, Texas, for such sales (OR AT SOUTH ENTRANCE OF COURTHOUSE).

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: FEBRUARY 9, 2015.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TERRY BROWDER OR
LAURA BROWDER OR MARSHA MONROE

FILE NO.: BOK-1436
PROPERTY: 10229 COUNTY RD 335
HAWLEY, TEXAS 79525

PHYLLIS GAIL NOLEN

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


POSTED NOTICE
DATE 2-9-15 TIME 11:35

JONES COUNTY CLERK, JONES CO., TX
BY: Trisha Balade

EXHIBIT "A"

BEING 144.443 acre tract of land containing an 88.82 acre tract recorded in Volume 143, Page 573, Official Public Records, Jones County, Texas and a 55.71 acre tract recorded in Volume 161, Page 217, Official Public Records, Jones County, Texas, all out of the Southeast ¼ of Section 38, Block 15, T&P Railroad Company Survey, Abstract No. 1372, Jones County, Texas. Said 144.443 acre tract being more particularly described as follows.

BEGINNING at a 2" metal pipe on the North line of Jones County Road 335 at the Southeast corner of said 88.82 acre tract and called to be the Southeast corner of said Section 38 for the Southeast corner of this tract;

THENCE S77°00'00"W (bearing basis) with the North line of said Jones County Road 335 at 1466.29' pass a point whence a found 1" metal pipe bears N13°30'02"W 0.33'. Said pipe called to be the Southwest corner of said 88.82 acre tract. Continue on S77°00'00"W a total distance of 1903.13' to a found ½" metal rebar at the South most Southwest corner of said 55.71 acre tract and at the North most Southeast corner of an 8.455 acre tract recorded in Volume 251, Page 677, Official Public Records, Jones County, Texas for the South most Southwest corner of this tract, whence a found ½" metal rebar at an interior corner of said 8.445 acre tract bears S77°17'13"W 18.05';

THENCE with the East line of said 8.445 acre tract as follows.

N13°46'33"W 732.81' to the center of a 4.5" wood fence corner post for corner;

S80°40'05"W 17.72' to the center of a 4" steel pipe fence corner post for corner;

N13°50'10"W 321.35' to a found ½" metal rebar at the Northeast corner of said 8.445 acre tract for an interior corner of this tract;

THENCE with the North line of said 8.445 acre tract as follows.

S69°21'35"W 54.95' to a found ½" metal rebar for corner;

S13°50'14"E 10.10' to a found ½" metal rebar for corner;

S69°09'24"W 342.32' to a found 1" metal pipe at the Northwest corner of said 8.445 acre tract and the Northeast corner of a 9.774 acre tract recorded in Volume 166, Page 140, Official Public Records, Jones County, Texas.

THENCE S85°08'41"W 357.82' to a found ¾" metal rebar at the Northwest corner of said 9.774 acre tract for the North most Southwest corner of this tract;

THENCE N13°36'00"W with fence line 1606.18' to the center of a 6" steel pipe fence corner post for the Northwest corner of this tract, whence a found 60D nail top of a 6" wood fence corner post bears N12°32'32"W 16.03';

THENCE N77°00'40"E with fence line 1210.44' to a point for corner whence a found 1" metal pipe bears S13°30'02"E 15.09';

THENCE S13°30'02"E 15.09' to a found 1" metal pipe at the Northeast corner of said 88.82 acre tract for a interior corner of this tract;

THENCE N76°29'31"E 1466.05' to center of a 6" steel fence corner post at the Northeast corner of said 88.82 acre tract for the Northeast corner of this tract;

THENCE S13°30'16"E 2645.64' to the point of beginning and containing 144.443' acres of land.