

Our File Number: 19-00284

Name: CHRISTOPHER HUGH SPANGLER AND WIFE, MANDI RAE SPANGLER

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 1, 2008, CHRISTOPHER HUGH SPANGLER AND WIFE, MANDI RAE SPANGLER, executed a Deed of Trust/Security Instrument conveying to MICHAEL L. BOYD OR ROBERT L. PATE, as Trustee, the Real Estate hereinafter described, to SAN ANGELO NATIONAL BAK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2008-02802236, in Book 2605, at Page 81, and re-recorded AUGUST 11, 2008, under County Clerk Number 2008-02802715, in Book 2613, at Page 163, in the DEED OF TRUST OR REAL PROPERTY records of EASTLAND 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, APRIL 2, 2019**, 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 **EASTLAND 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:

BEING 1.895 ACRES, MORE OR LESS AND BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 66, BLOCK 3, H.& T.C.R.R. CO. SURVEY, ABSTRACT 824, EASTLAND COUNTY, TEXAS, BEING THE REMAINDER OF A TWO ACRE TRACT OF LAND CONVEYED TO ROLAND W. STROEBEL AND WIFE NORMA JEAN STROEBEL IN VOLUME 713, PAGE 138, DEED RECORDS OF EASTLAND, COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 6217 HWY 183
CISCO, TX 76437

Mortgage Servicer: BANK OF OKLAHOMA, N.A.


Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF ARKANSAS,
AS SUCCESSOR IN INTEREST BY MERGER TO BANK OF OKLAHOMA, 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 15 day of February, 2019.


Terry Browder, Laura Browder, Marsha Monroe,
Substitute Trustees

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

RECEIVED 10:15A M.
CATHY JENTHO, COUNTY CLERK

FEB 15 2019

EASTLAND COUNTY, TEXAS
By  Deputy

SPANGLER
Loan Number 15122385
Case Number 492-8120522-703

EXHIBIT "A"

BEING 1.895 ACRES, MORE OR LESS AND BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE NORTH 1/2 OF SECTION 66, BLOCK 3, H. & T.C.R.E. CO. SURVEY, ABSTRACT 824, EASTLAND COUNTY, TEXAS, BEING THE REMAINDER OF A TWO ACRE TRACT OF LAND CONVEYED TO ROLAND W. STROEBEL AND WIFE NORMA JEAN STROEBEL IN VOLUME 713, PAGE 138, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF THIS TRACT, AT THE NORTHEAST CORNER OF THE HIGHWAY 183 RIGHT OF WAY CONVEYED IN VOLUME 576, PAGE 59, AND LOCATED S 1° 45' E-297.00' FROM A CONCRETE RIGHT OF MONUMENT;

THENCE S 89° 53' 00" E, A DISTANCE OF 399.15' ALONG THE SOUTH LINK OF THE WILLIAM J. BUDY TRACT CONVEYED IN VOLUME 816, PAGE 281, DEED RECORDS OF EASTLAND COUNTY, TEXAS, TO A X-TIE FENCE CORNER POST FOUND FOR A CORNER;

THENCE S 01° 51' 00" E, A DISTANCE OF 206.86', AS SEVERED FROM THE ANTON WHITE TRACT DESCRIBED IN VOLUME 538, PAGE 1, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND ALONG A FENCE LINE, TO A 4" STEEL FENCE CORNER POST FOUND FOR A CORNER;

THENCE N 89° 53' 00" W, A DISTANCE OF 399.51', TO A 1/2 IRON ROD SET FOR A CORNER;

THENCE N 01° 45' 00" W, A DISTANCE OF 206.84', ALONG THE EAST RIGHT OF WAY OF HIGHWAY 183, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 1.895 ACRES, MORE OR LESS.

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