

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, NORVELL REED AND WIFE, KATHY A. REED delivered that one certain Deed of Trust dated SEPTEMBER 15, 2008, which is recorded in VOLUME 620, PAGE 632 of the real property records of RED RIVER 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 \$157,000.00 payable to the order of BANK OF TEXAS, N.A., 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, NA DBA BANK OF TEXAS, 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 2, 2021, 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 RED RIVER County, Texas, for such sales (OR AT IN THE HALLWAY INSIDE THE EAST DOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of BOK FINANCIAL, the Mortgagee or Mortgage Servicer, is 3232 WEST RENO AVE., OKLAHOMA CITY, OKLAHOMA 73107. Pursuant to the Texas Property Code, the Mortgagee or 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: OCTOBER 11, 2021.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR
SHERYL LAMONT OR HARRIETT FLETCHER OR
SHARON ST. PIERRE OR ALLAN JOHNSTON

Exhibit "A"

All that certain tract or parcel of land situated in Red River County, Texas, about 10 miles N 50° E from the town of Clarksville; and being part of the JAMES RIGHLI SURVEY, ABSTRACT No. 1049; and being part of a called 20.825 acre tract of land described in that Partiton Deed between themselves, from Norvell Reed, Earley Dan Reed, Jr., Gary Lee Reed, Carol Schrie Perry, and Calvin Reed to Virginia Ray Rush, dated the 22nd day of February 1985, and recorded in Volume 362, Page 546, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

BEGINNING at a 1/2" dia. R.S. Rod (set) in the centerline of County Road 3230 in the West line of said 20.825 acre tract and the East line of that called 2.000 acre tract described in said Partition Deed to Calvin Reed; same being N 1° 25' 31" E a distance of 1859.86 feet from a 5/8" dia. R.S. Rod (found) at the Southernmost Southeast corner of said 20.825 acre tract;

THENCE S 55° 03' 27" E, a distance of 282.503 feet to a 1/2" dia. R.S. Rod (set) for corner;

THENCE S 38° 08' 03" W, a distance of 384.310 feet to a 1/2" dia. R.S. Rod (set) for corner;

THENCE N 55° 03' 27" W, a distance of 133.152 feet to a 1/2" dia. R.S. Rod (set) for corner in the center of said County Road 3230 and the West line of said 20.825 acre tract and the East line of that called 52.001 acre tract described in said Partition Deed to Carol Schrie Perry;

THENCE N 3° 17' 51" E, along the centerline of said County Road and the West line of said 20.825 acre tract and the East line of said 52.001 acre tract, a distance of 57.711 feet to a point for corner;

THENCE N 7° 42' 52" E, along said centerline and common line, a distance of 64.593 feet to a point for corner;

THENCE N 12° 11' 22" E, along said centerline and common line, a distance of 93.326 feet to a point for corner;

THENCE N 22° 11' 43" E, along said centerline and common line, passing the Southeast corner of said 2.000 acre tract and the lower Northeast corner of said 52.001 acre tract, a distance of 92.452 feet to a point for corner;

THENCE N 28° 33' 34" E, along said centerline and East line of said 2.000 acre tract and West line of said 20.825 acre tract, a distance of 38.471 feet to a point for corner;

THENCE N 28° 15' 13" E, along said centerline and common line, a distance of 63.109 feet, to the place of beginning and containing 2.000 acres, of land more or less.