

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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 JUN 11 P 12:11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LUCIO BALDERAS AND REBECCA BALDERAS, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MARCH 15, 2013, which is recorded in INSTRUMENT NO. 00057754 of the real property records of HILL 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 \$341,600.00 payable to the order of BOKF, N.A. 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. 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, JULY 3, 2018, beginning at 11:00 AM, 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 HILL County, Texas, for such sales (OR AT EAST DOOR OF THE 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: JUNE 11, 2018.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR DONNA STOCKMAN
OR TIM LEWIS OR BRENDA WIGGS OR DENISE
BOERNER OR GUY WIGGS OR DAVID STOCKMAN
OR MICHELLE SCHWARTZ OR KATHY ARRINGTON

FILE NO.: BOK-1756
PROPERTY: 250 PR 367
HILLSBORO, TX 76645

LUCIO BALDERAS

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

EXHIBIT "A"

Tract I

39.836 ACRE TRACT

Being all of that certain tract or parcel of land situated in the ALEX EANES SURVEY, ABSTRACT NO. 279, Hill County, Texas, and being a portion of that certain called 195.58 acre tract of land as conveyed by Elaine Joyce Richards (formerly Elaine J. Buchanan and also formerly Elaine Richards Spivack), Individually and as Trustee of the Evelyn J. Richards Family Trust to BMJ Joint Venture, LLC, by the deed recorded in Volume 1477, Page 385, of the Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northeast corner of the herein described tract of land, said iron rod set on a northeasterly line of said 195.58 acre tract of land, said iron rod set on a southwesterly right-of-way line of Farm-to-Market Highway No. 3267, said iron rod set bears South 29 degrees 52 minutes 00 seconds East, 101.93 feet, from the northeast corner of said 195.58 acre tract of land;

THENCE South 58 degrees 37 minutes 20 seconds West, along a northwesterly line of the herein described tract, a distance of 26.75 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described tract of land;

THENCE South 07 degrees 35 minutes 41 seconds West, along a northwesterly line of the herein described tract, a distance of 332.21 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner the herein described tract of land;

THENCE South 58 degrees 33 minutes 05 seconds West, along a southeasterly line of the herein described tract, a distance of 1948.29 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the northwest corner of the herein described tract of land, said iron rod being set on a northeasterly line of that certain called 8.75 acre tract of land as conveyed to Terry Lewis Martin, Sr. and spouse, Kateri Anita Martin, by the deed recorded in Volume 1714, Page 162, of the Official Public Records of Hill County, Texas;

THENCE South 29 degrees 29 minutes 30 seconds East, along the common line between the herein described tract and said 8.75 acre tract, a distance of 773.61 feet, to a capped (stamped "Szurgot & Peede") 1/2 inch iron rod found for the southwest corner of the herein described tract of land, said iron rod found being the southeast corner of said 8.75 acre tract of land, and said iron rod found on a northwesterly line of that certain called 105.46 acre tract of land as conveyed to Eugene M. Noack and Barbara K. Tanner-Noack, husband and wife, by the deed recorded in Volume 1579, Page 478, of the Official Public Records of Hill County, Texas;

THENCE North 58 degrees 59 minutes 56 seconds East, generally along a fence, and along the common line between of the herein described tract and said 105.46 acre tract, a distance of 2179.83 feet, to a capped (stamped "Szurgot & Peede") 1/2 inch iron rod found for the southeast corner of the herein described tract of land, said iron rod found being on the northeasterly line of said 195.58 acre tract, said iron rod found being the northeast corner of said 105.46 acre tract of land, and said iron rod found being on a southwesterly right-of-way line of Farm-to-Market Highway No. 3267;

THENCE North 29 degrees 52 minutes 00 seconds West, along the northeasterly line of said 195.58 acre tract and along a southwesterly right-of-way line of Farm-to-Market Highway No. 3267, a distance of 1048.56 feet, to the POINT OF BEGINNING and containing 39.836 acres of land more or less as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, R. P. L. S. No 5614.

EXHIBIT "A"

Tract II

ALONG WITH A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT TRACT

BEGINNING at a capped (stamped "Szurgot & Peede") 1/2 inch iron rod found for the northeast corner of the herein described easement, said iron rod found on a northeasterly line of said 195.58 acre tract of land, said iron rod set on a southwesterly right-of-way line of Farm-to-Market Highway No. 3267, said iron rod set bears South 29 degrees 52 minutes 00 seconds East, 71.93 feet, from the northeast corner of said 195.58 acre tract of land;

THENCE South 58 degrees 43 minutes 03 seconds West, along a northwesterly line of the herein described easement, a distance of 41.84 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described easement;

THENCE South 07 degrees 34 minutes 53 seconds West, along a northwesterly line of the herein described easement, a distance of 332.33 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner the herein described easement;

THENCE South 58 degrees 33 minutes 11 seconds West, along a northwesterly line of the herein described easement, a distance of 1930.98 feet, to a capped (stamped "Szurgot & Peede") 1/2 inch iron rod found for the northwest corner of the herein described easement, said iron rod being found on a northeasterly line of that certain called 8.75 acre tract of land as conveyed to Terry Lewis Martin, Sr. and spouse, Kateri Anita Martin, by the deed recorded in Volume 1714, Page 162, of the Official Public Records of Hill County, Texas;

THENCE South 29 degrees 29 minutes 30 seconds East, along the common line between the herein described easement and said 8.75 acre tract, a distance of 30.00 feet, to a capped (stamped "Szurgot & Peede") 1/2 inch iron rod found for the southwest corner of the herein described easement;

THENCE North 58 degrees 33 minutes 05 seconds East, along the southerly line of the herein described easement, a distance of 1946.29 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner the herein described easement;

THENCE North 07 degrees 35 minutes 41 seconds East, along a southeasterly line of the herein described easement, a distance of 332.21 feet, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for an angle point and a corner of the herein described easement;

THENCE North 58 degrees 37 minutes 20 seconds East, along a southeasterly line of the herein described easement, to a capped (stamped "RPLS 5614") 1/2 inch iron rod set for the southeast corner of the herein described easement, said iron rod found being on a northeasterly line of said 195.58 acre tract, and said iron rod found being on a southwesterly right-of-way line of Farm-to-Market Highway No. 3267;

THENCE North 29 degrees 55 minutes 32 seconds West, along a northeasterly line of said 195.58 acre tract and a southwesterly right-of-way line of Farm-to-Market Highway No. 3267, a distance of 30.00 feet, to the POINT OF BEGINNING, as surveyed by Buffalo Creek Surveyor, Joe Davis Ballard, R. P. L. S. No 5614.