

December 7, 2021

002150

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/10/2009

**Grantor(s)/Mortgagor(s):**  
MIKEL D PELZEL AND WIFE, SOMMER  
PELZEL, WITH HER JOINING HEREIN TO  
PERFECT THE SECURITY INTEREST BUT NOT  
TO OTHERWISE BE LIABLE.

**Original Beneficiary/Mortgagee:**  
BANK OF SAN ANGELO, A BRANCH OF THE  
FIRST NATIONAL BANK OF BALLINGER

**Current Beneficiary/Mortgagee:**  
BOKF, N.A.

**Recorded in:**  
**Volume:** 325  
**Page:** 1-20  
**Instrument No:** 2428

**Property County:**  
RUNNELS

**Mortgage Servicer:**  
Bank of Oklahoma, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
7060 S. Yale Avenue, Suite 200,  
Tulsa, OK 74136

**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO

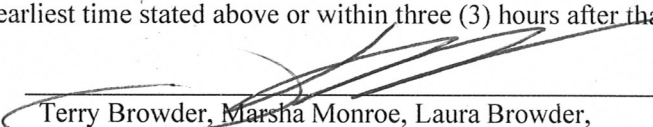
**Date of Sale:** 12/7/2021

**Earliest Time Sale Will Begin:** 10AM

**Place of Sale of Property:** THE FRONT LANDING AND STEPS OF THE COURTHOUSE,  
FACING HIGHWAY 67, ALSO KNOWN AS HUTCHINGS AVENUE OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE  
TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.

  
Terry Browder, Marsha Monroe, Laura Browder,  
Marsha Monroe or Jamie Osborne  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

MH File Number: TX-21-79717-POS  
Loan Type: VA

POSTED October 15, 2021  
At 9:07 o'clock A M  
Elesa Ocker  
County Clerk, Runnels County, Texas  
By Nancy Evans Deputy

## TX-21-79717-POS

### EXHIBIT "A"

#### Field Notes

A 17.00 feet by 110.00 feet tract of land out of the North Half (N/2) of Block Fifty-one (51), Boykin First Addition to the Town of Miles, Runnels County, Texas, as shown by the map or plat of said addition on record in the office of the County Clerk of Runnels County, Texas, said 17.00 feet by 110.00 feet tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap set in the south line of 8<sup>th</sup> Street for the northwest corner of this tract and the northeast corner of a 0.352 acre tract out of the northwest part of said Block Fifty-one (51) described this date in Exhibit "B" from whence a ½" iron rod with cap set at the intersection of the south line of 8<sup>th</sup> Street and the east line of St. John Street for the northwest corner of said Block Fifty-one (51) bears N 89° 59' 28" W 94.62 feet;

THENCE N 89° 59' 28" E 18.70 feet along the north line of this tract and the south line of said 8<sup>th</sup> Street to a ½" iron rod with cap set for the northeast corner of this tract;

THENCE S 24° 39' 13" E 102.20 feet along the east line of this tract to a ½" iron rod with cap set for a southeast corner of this tract;

THENCE S 65° 20' 47" W 17.00 feet along the south line of this tract to a ½" iron rod with cap set in the east line of said 0.352 acre tract for the southwest corner of this tract;

THENCE N 24° 39' 13" W 110.00 feet along the west line of this tract and the east line of said 0.352 acre tract to the place of beginning and containing 0.041 acre of land.

### EXHIBIT "B"

#### Field Notes

0.352 acre of land out of the West 86.00 feet of the North 200.00 feet of Block Fifty-one (51) Boykin First Addition to the Town of Miles, Runnels County, Texas, said 0.352 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap set at the intersection of the south line of 8<sup>th</sup> Street and the east line of St. John Street for the northwest corner of this tract and the northwest corner of said Block 51;

THENCE N 89° 59' 28" E 94.62 feet along the north line of this tract and the south line of said 8<sup>th</sup> Street to a ½" iron rod with cap set for the northeast corner of this tract and the northwest corner of a 17' x 110' Tract Two;

THENCE S 24° 39' 13" E 128.00 feet along the east line of this tract and the west line of said Tract Two to a ½" iron rod with cap set for a southeast corner of this tract;

THENCE S 65° 20' 47" W 5.00 feet to a ½" iron rod with cap set for a reentrant corner of this tract;

THENCE S 24° 39' 13" E 32.54 feet to a ½" iron rod with cap set for the most southerly southeast corner of this tract;

THENCE S 65° 20' 47" W 81.00 feet along the south line of this tract to a ½" iron rod with cap set in the east line of said St. John Street for the southwest corner of this tract;

THENCE N 24° 39' 13" W 200.00 feet along the west line of this tract and the east line of said St. John Street to the place of beginning and containing 0.352 acre of land.