

October 3, 2023

002173

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/28/2007

Grantor(s)/Mortgagor(s):
QUIRINA M. BARCO, A SINGLE PERSON

Original Beneficiary/Mortgagee:
SAN ANGELO NATIONAL BANK

Current Beneficiary/Mortgagee:
BOKF, N.A.

Recorded in:
Volume: 286
Page: 314
Instrument No: 1452

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: ALL OF THE WEST 105 FEET OF LOT 1, BLOCK 26, ORIGINAL TOWN OF MILES, RUNNELS COUNTY, TEXAS, THE EAST LINE THEREOF BEING PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK 26, AND BEING THE SAME LAND DESCRIBED IN THE DEED EXECUTED BY F.D. WISE, ET UX, TO OVA REDDICK, OF RECORD IN VOLUME 413, PAGE 536, DEED RECORDS OF RUNNELS COUNTY, TEXAS.

Date of Sale: 10/3/2023

Earliest Time Sale Will Begin: 10:00 am

Place of Sale of Property: Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

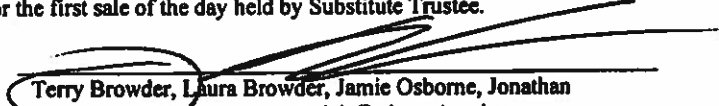
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

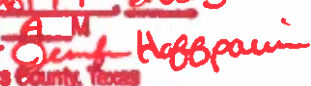
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com
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-22-94945-POS
Loan Type: Conventional Residential

POSTED August 17, 2023
At 8:43 o'clock A.M.
Jennifer Hoffpauir 
County Clerk, Runnels County, Texas
By _____ Deputy