

January 3, 2023

002167

**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:** 1/3/2023

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** 613 Hutchings Ave., Ballinger, Runnels, 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, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com, 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-22-94945-POS  
**Loan Type:** Conventional Residential

**POSTED** December 8, 2022  
**At** 8:45 o'clock A M  
**Elesa Ocker**  
**County Clerk, Runnels County, Texas**  
**By** [Signature] **Deputy**