2022032881 1 PGS POST

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/29/2014

Grantor(s)/Mortgagor(s):
FRANK FLORES-VILLARRUEL, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), ACTING SOLELY AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BOKF, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2014032125

Property County:
LUBBOCK

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: LOT THREE (3), BLOCK ONE (1), J.K. BOX SUBDIVISION OF THE WEST-HALF OF LOT 4, BLOCK 5, OF THE ALTA VISTA ACRES, A SUBDIVISION OF THE NW ¼ OF SURVEY 10, BLOCK B, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 358, PAGE 352, OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

Date of Sale: 8/2/2022 **Earliest Time Sale Will Begin:** 10:00:00 AM

Place of Sale of Property: Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 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.

Bobby Fletcher, David Ray, Clay Golden, Doak Lambert, Jonathan Schendel, Angie Uselton, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Joshua Sanders, Matthew Hansen, Aleena Litton, Auction.com, Terry Browder, 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-22-82020-POS
Loan Type: Conventional Residential

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/07/2022 10:26 AM
FEE: $3.00
2022032881