NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/10/2002

Original Beneficiary/Mortgagee: **TEXASBANK**

Recorded in: Volume: 243 Page: 685

Instrument No: 012635

Grantor(s)/Mortgagor(s):

GREGORY W. DOSS AND WIFE, ELISABET O.

RAMIREZ DOSS

Current Beneficiary/Mortgagee:

BOKF, N.A.

Property County: SHERMAN

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: LOTS 1-3, BLOCK 23, ORIGINAL TOWN OF TEXHOMA, SHERMAN COUNTY, TEXAS.

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FOYER AT THE FRONT DOOR OF SHERMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A.

Bazaldua, Antonio Bazaldua

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

2023 JUN 29 AM 9:06

COUNTY & DISTRICT CLERK SAESOR ARUAL

MH File Number: TX-23-98370-POS Loan Type: Conventional Residential