

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/27/2014	Grantor(s)/Mortgagor(s): BRUCE CRABTREE, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR COMMUNITY TRUST BANK ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: BOKF, N.A.
Recorded in: Volume: 0302 Page: 0355 Instrument No: 2014-18784	Property County: BAILEY
Mortgage Servicer: BOKF, 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
Date of Sale: 11/4/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the easterly courthouse door facing State Highway #214, Bailey County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: A RECTANGULAR TRACT OF LAND 55 FEET BY 150 FEET AND BEING MORE PARTICULARLY DESCRIBED AS THE NORTHWESTERLY FIFTY FIVE FEET (NW 1/4 55') OF LOTS NUMBERS TEN (10), ELEVEN (11) AND TWELVE (12), IN BLOCK THREE (3), LAKESIDE ADDITION TO THE TOWN OF MULESHOE, BAILEY COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION RECORDED IN VOLUME 49, PAGE 439, DEED RECORDS OF BAILEY COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Brad Dickey, Ronald Byrd, Nicole Dickey, Mike Quartaro, Keith Rodgers, Drew Dickey, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

Dated: 9/4/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for BOKF, N.A.

Dated: 9/11/25

Printed Name: Brad Dickey

Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD
11th DAY OF Sept YR 2025
AT 2 HR 12 MIN 0 M.
IRENE ESPINOZA, COUNTY CLERK
BAILEY COUNTY, TEXAS

MH File Number: TX-24-103143-POS
Loan Type: Conventional Residential