

OCT 16 2017

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Property To Be Sold.** The property to be sold is described as follows:

ALL THAT CERTAIN TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE J. JEFFRIES SURVEY, ABSTRACT NO. 589, PART OF THE J.M. GOODWIN SURVEY AND THE W. P. HARDEMAN SURVEY: BEING LOT SEVEN (7), BLOCK SEVEN (7), MORSE VALLEY ADDITION, PHASE TWO, TO THE CITY OF COPPERAS COVE, TEXAS, AS SHOWN BY PLAT THEREOF OF RECORD IN CABINET A, SLIDE 336, PLAT RECORDS OF CORYELL COUNTY, TEXAS ("Property").

*Stephanie Johnson*  
COUNTY CLERK, CORYELL CO., TEXAS

**Instrument To Be Foreclosed.** The instrument to be foreclosed is a Deed of Trust filed in the Coryell County Public Records County, Texas, and recorded under Instrument No. 239110, on August 9, 2010.

**Date, Time, And Place Of Sale.** The sale is scheduled to be held at the following date, time, and place:

**Date:** Tuesday, November 7, 2017

**Time:** The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

**Place:** North door of courthouse, or as further designated by the County Commissioners.

**Terms Of Sale.** Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

**Administration Of Foreclosure By Mortgage Servicer.** Planet Home Lending, LLC is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 321 Research Parkway, Suite 303, Meriden, CT 06450.

**Default And Request To Act.** Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF THE 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.**

**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.**

Date: October 12, 2017

*Jim Mills*  
JIM MILLS, SUSAN MILLS, EMILY NORTHERN,  
ALEXANDRA ZOGRAFOS HOLUB, KORY  
MORGAN, DENISE MORGAN, ED HENDERSON,  
OR THOMAS D. PRUYN, Substitute Trustee, c/o 2311  
Canal Street, Suite 124, Houston, Texas 77003

Return To:  
Pruyn Law Firm, PLLC  
2311 Canal Street, Suite 124  
Houston, Texas 77003