

2025 OCT -7 PM 2:31

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** September 18, 2025

**DEED OF TRUST:**

Date: January 11, 2013

Grantor: PHILIP HARMAN and JERI HARMAN-DEAL

Beneficiary: MANOR RANCHES, LTD., successor in interest to BERT DICKENS, INC.

Trustee: BERT DICKENS

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENDERSON, JUSTIN DAVIS LYNN, DAVID TEEL, ANDREW MILLS-MIDDLEBROOK, MARGOT FOSTER, LORI GARNER, DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, JAMIE DWORSKY, TED WILLIAMSON, JANET PINDER, BRANDY BACON and ANGELA COOPER

Substitute Trustee's Address:

2499 S. Capital of Texas Hwy., #A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964

Recorded in: Volume 1823, Page 524, Document No. 72597, and corrected in Volume 1923, Page 402, Document No. 91294, Real Property Records, Hill County, Texas

**PROPERTY:**

Lot 12A, being 10.100 acres in Hill County, Texas, being part of Lot 12 in the Cottonwood Ranch Subdivision, Section II, as shown on Slide 169A of the Plat Records of Hill County, Texas, being more particularly described in Deed of Trust recorded in Volume 1823, Page 524, Document No. 72597, and corrected in Volume 1923, Page 402, Document No. 91294, Real Property Records, Hill County, Texas, including a 2000 Fleetwood manufactured home bearing Label No. RAD1229735 and Serial No. TXFLY12A8856EG11.

**NOTE SECURED BY DEED OF TRUST:**

**Date:** January 11, 2013

**Original Principal Amount:** \$53,900.00

**Holder:** MANOR RANCHES, LTD.

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4<sup>th</sup> day of November, 2025

**PLACE OF SALE OF PROPERTY** (including county):

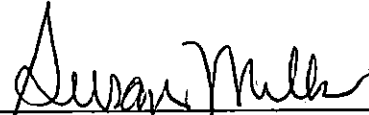
County Courthouse of Hill County, Hillsboro, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.**



JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON,  
JUSTIN DAVIS LYNN, DAVID TEEL,  
ANDREW MILLS-MIDDLEBROOK ,  
MARGOT FOSTER, LORI GARNER,  
DONNA STOCKMAN, BRENDA  
WIGGS, GUY WIGGS, DAVID  
STOCKMAN, MICHELLE SCHWARTZ,  
JAMIE DWORSKY, TED WILLIAMSON,  
JANET PINDER, BRANDY BACON and  
ANGELA COOPER

2499 S. Capital of Texas Hwy., #A-205  
Austin, Travis County, Texas 78746  
(512) 477-1964