

Notice of Substitute Trustee's 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 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.

DEED OF TRUST INFORMATION:

Date: May 30, 2008

Mortgagee: Ann Murphree

Grantor: Stephen Nanny and Hollie Brooks Hargett

Note: Note dated May 30, 2008 in the amount of \$56,000.00

Recording information: Volume 1549 Page 29

Property County: Hill

Property: All that certain lot, tract, or parcel of land being the west one-half (1/2) of Lot 87 of the Craig Addition the City of Hillsboro, Hill County, Texas, according to the plat recorded in Volume 26, Page 532, Hill County Deed Records, such property being that property described in deed dated February 22, 1983 from the estate of C.E. Moore to Myrtle Scruggs, recorded in Volume 629, Page 911 of the Hill County Deed Records. , including all personal property secured by the security agreement included in the Deed of Trust.

Property Address: 608 E. Franklin, Hillsboro, Texas 76645

SALE INFORMATION:

Date of Sale (first Tuesday of month): November 5, 2019

Time of Sale: 11 a.m. or within 3 hours thereafter

Place of Sale: The East Door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Nicole Crain, P.O. Box 917, Hillsboro, Texas 76645
Mortgagee has appointed Nicole Crain as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED

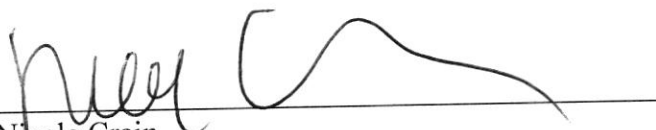
FILED
NICOLE TAMMER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 OCT -2 A 8:2

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.

A default under the Note and Deed of Trust has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Nicole Crain
Substitute Trustee
P.O. Box 917
Hillsboro, Texas 76645
(254) 266-6844