

2022 APR 12 PM 2: 35

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE  
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

DONNE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

**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. Sender is: The Milliron Law Firm, PLLC, 4820 Caroline Street, Unit 401, Houston, Texas 77004.**

**INSTRUMENT BEING FORECLOSED AND MORTGAGEE/MORTGAGE SERVICER INFORMATION**

Deed of Trust dated September 15, 2020 and recorded on September 28, 2020 under Volume 2231, Page 304, or Clerk's File No. 2020-0107874, in the real property records of HARDIN County, Texas, with Dana L. Murphy as Grantor and 713 RE LLC Series 06 Grimes as Original Mortgagee.

Deed of Trust executed by Dana L. Murphy securing payment of the indebtedness in the original principal amount of \$40,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note (the "Note") executed by Dana L. Murphy. 713 RE LLC Series 06 Grimes is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust.

**PROPERTY LEGAL DESCRIPTION**

**BEING LOT TEN (10), BLOCK ONE (1), NORTH SILSBEE ADDITION,  
SECTION TWO TO THE CITY OF SILSBEE, HARDIN COUNTY, TEXAS,  
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2,  
PAGE 55, PLAT RECORDS, HARDIN COUNTY, TEXAS.**

**SALE INFORMATION**

***Date of Sale:* May 3, 2022      *Earliest Time Sale will Begin:*      10:00 A.M.**

***Location of Sale:*** The place of sale shall be: HARDIN County Courthouse, Texas at the following location: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **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.**

The sale will begin at the earliest time state above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.


**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.**

**WHEREAS, in my capacity as attorney for the Mortgagee, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, Stephanie Hernandez, or The Milliron Law Firm, PLLC, as Substitute Trustee.**

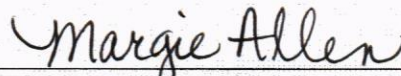
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Foreclosure Network of Texas  
Attn: Ms. Sandy Dasigenis  
10406 Rockley Road  
Houston, Texas 77099  
281.561.5038 (Telephone)

Executed on April 11, 2022.



Nathan J. Milliron, Attorney at Law  
Texas Bar No. 24030984  
The Milliron Law Firm, PLLC  
4820 Caroline Street, Unit 401  
Houston, Texas 77004  
832.654.8896 (Telephone)



Substitute Trustee(s): Margie Allen, Kyle  
Barclay, Tommy Jackson, Keata Smith,  
Stephanie Hernandez  
c/o Foreclosure Network of Texas  
10406 Rockley Road  
Houston, Texas 77099  
281.561.5038 (Telephone)