

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

LOT 8 AND THE NORTHERLY 10 FEET OF LOT 7, BLOCK 3, DENMAN ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AS SHOWN ON KING'S MAP OF STEPHENVILLE, ADOPTION THEREOF RECORDED IN VOLUME 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS, AND PLAT OF DENMAN ADDITION RECORDED IN CABINET A, SLIDE 23, PLAT RECORDS, ERATH COUNTY, TEXAS.

**Instrument To Be Foreclosed.** The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Erath County, Texas, and recorded under Instrument No. 2010-04885, on August 31, 2010.

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

~~Date: Tuesday, February 3, 2015~~

Time: The sale will begin no earlier than 1:00 o'clock p.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 o'clock p.m.

Place: South steps 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.

Date: January 9, 2015

POSTED  
A.M. 3:20 P.M.

JAN 12 2015

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY SMB DEPUTY

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

Mortgagor: Dyches  
PLF File No. 2014131

Susan Mills  
JIM MILLS, SUSAN MILLS, EMILY NORTHERN,  
ALEXANDRA ZOGRAFOS, BARBARA DAVIS,  
MARCIA ELLING, OR THOMAS D. PRUYN  
Substitute Trustee  
c/o 2311 Canal Street, Suite 124  
Houston, Texas 77003

John + Jaicea Dyches  
Lein Holder  
Address  
318 No Dale