

JUL 10 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Jane Jones, County Clerk
DELTA COUNTY, TEXAS
Jane Jones

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

All that certain lot, tract or parcel of land situated in Delta County, Texas, being part of Block Numbered Fourteen (14), of the OLD TOWN ADDITION to Cooper, Delta County, Texas, and being Lot Numbered Two (2), in said Block Numbered Fourteen (14) as shown in partition of H. V. Hemingway et. al., in Book 1, Page 415, District Court Minutes, more fully described as follows: BEGINNING at the Southeast corner of Lot Number One (1), in said partition; Thence South 90 feet to the Northeast corner of Lot Number Three (3) in East boundary line of Block Number Fourteen (14); Thence West 54 feet to the Southeast corner of Lot Number Four (4); Thence North 90 feet to the Southwest corner of Lot Number One (1); Thence East 54 feet to the PLACE OF BEGINNING; containing 11111000 of an acre of land, being the same Lot described in Deed from J. P. Morrill to Kate Chestnut, dated October 10, 1935, recorded in Volume 72, Page 283, of the Deed Records of Delta County, Texas. Property: 230 SE 2nd St Cooper, TX 75432. ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Names Records of Delta County, Texas, and recorded under Instrument No. 17-0263, Vol. 353, Page 637, on March 23, 2017.

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

Date: Tuesday, August 1, 2017.

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: East 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. National Asset Advisors, LLC ("Mortgage Servicer") is representing Harbour Portfolio VII, LP ("Mortgagee"), under a servicing agreement with Mortgagee. Mortgage Servicer's address is c/o National Asset Advisors LLC, 4350 St. Andrews Road, Suite G, Columbia SC 29210.

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.

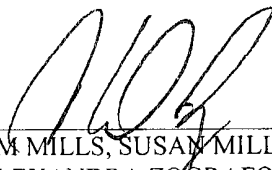
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF THE RESERVE COMPONENT OF THE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

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

Mortgagor: Robinson
PLF File No. 2017045

Date: July SM, 2017.



JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
ALEXANDRA ZOGRAFOS HOLUB, BILL GIBSON,
BOB GIDEON, 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