

6391 WD GRISHAM LN  
SILSBEE, TX 77656

FILED FOR RECORD

2025 APR -3 PM 3: 02

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Betty Johnson*

**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.

**1. Date, Time, and Place of Sale.**

Date: June 03, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 29, 2016 and recorded in Document INSTRUMENT NO. 2016-63759 real property records of HARDIN County, Texas, with CONNOR R TATUM, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CONNOR R TATUM, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$62,840.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

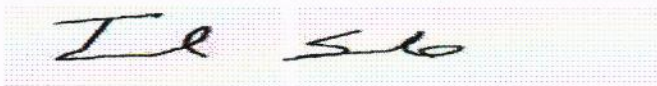
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077



**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.**

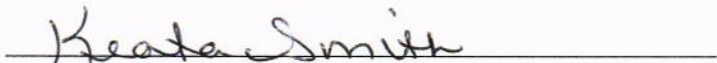
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, AMY OLAN, MATTHEW HANSEN, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, RON HARMON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN, KYLE BARCLAY, OR ANGIE BROOKS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-3-25 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.



Declarants Name: Keata Smith

Date: 4-3-25



00000010421881

HARDIN

**EXHIBIT "A"**

LEGAL DESCRIPTION: 0.3140 ACRE TRACT OR PARCEL OF LAND HENRY BINNS SURVEY, ABSTRACT NO. 6 HARDIN COUNTY, TEXAS

BEING A 0.3140 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE HENRY BINNS SURVEY, ABSTRACT NO. 6, HARDIN COUNTY, TEXAS AND BEING ALL OF LOT 2 OF COUNTRY CLUB ESTATES, AN UNRECORDED SUBDIVISION OF HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF THAT CERTAIN CALLED 8.22 ACRE TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED" FROM ALBERT R. BANKSTON AND WIFE, REGINA BANKSTON TO PROGRESSIVE BUILDERS, INCORPORATED AS RECORDED IN VOLUME 363, PAGE 584, DEED RECORDS, HARDIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED" FROM PROGRESSIVE BUILDERS, INC. TO JERRY GRISHAM AND WIFE, MARY ALICE GRISHAM AS RECORDED IN VOLUME 444, PAGE 207, DEED RECORDS, HARDIN COUNTY, TEXAS AND FURTHERMORE BEING ALL OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED" FROM WALTER D. GRISHAM AND WIFE, INEZ GRISHAM TO JERRY GRISHAM AND WIFE, MARY ALICE GRISHAM AS RECORDED IN VOLUME 468, PAGE 595, DEED RECORDS, HARDIN COUNTY, TEXAS, SAID 0.3140 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE TRACT HEREIN DESCRIBED AS NORTH 00°34'55" EAST AS RECORDED IN INST. NO. 2014-47477, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "J.H. MEANS" FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.351 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY" FROM SHELLEY A. LEWIS AND MIKE PEEVEY TO THOMAS L. HATCHER AND WIFE, JANET L. HATCHER AS RECORDED IN INST. NO. 201447477, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS AND SAID CORNER BEING IN THE NORTH RIGHT-OF-WAY LINE OF W.D. GRISHAM LANE AND FROM SAID CORNER A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID 0.351 ACRE HATCHER TRACT, THE SAME BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF W.D. GRISHAM LANE AND THE EAST RIGHT-OF-WAY LINE OF REED RANCH ROAD BEARS NORTH 89°45'36" WEST A DISTANCE OF 104.00;

THENCE NORTH 00°34'55" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 0.351 ACRE HATCHER TRACT, FOR A DISTANCE OF 131.53 FEET TO A 1/4" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE SAID 0.351 ACRE HATCHER TRACT AND IN THE SOUTH LINE OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED WITH VENDOR'S LIEN" FROM BETTY BALLA TO MISTI R. HOLMES AND DAVID GRAHAM BARRY HOLMES, WIFE AND HUSBAND, AS RECORDED IN INST. NO. 2015-54998, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS;

THENCE NORTH 89°53'25" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 1.00 ACRE HOLMES TRACT, FOR A DISTANCE OF 103.92 FEET TO A 1" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF THE SAID 1.00 ACRE HOLMES TRACT, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED" FROM PAULINE BOLIN TO AMANDA JEAN MORENO AS RECORDED IN INST. NO. 2013-37555, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS AND THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.35 ACRE TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED WITH VENDOR'S LIEN" FROM BILLY B. CARAWAY AND WIFE, KAY L. CARAWAY TO JESUS RAMOS RAMIREZ AND JUAN RAMOS HERRERA AS RECORDED IN VOLUME 1790, PAGE 733, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS;

THENCE SOUTH 00°11'05" WEST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 0.35 ACRE RAMIREZ AND HERRERA TRACT, FOR A DISTANCE OF 130.53 FEET TO A 1/2" IRON ROD (BENT) FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF THE SAID 0.35 ACRE RAMIREZ AND HERRERA TRACT AND IN THE NORTH RIGHT-OF-WAY LINE OF W.D. GRISHAM LANE;

THENCE SOUTH 89°20'54" WEST, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF W.D. GRISHAM LANE, FOR A DISTANCE OF 104.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3140 ACRES, MORE OR LESS.