

19-02163
204 FRAZIER STREET, TOW, TX 78672

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated May 5, 2009 and recorded on May 15, 2009 at Book 1512 and Page 69 in the real property records of LLANO County, Texas, which contains a power of sale.
- Sale Information: September 3, 2019, at 10:00 AM, or not later than three hours thereafter, at the south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioner's Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by DAN AUSTIN BISHOP AND DEANA SWINDLE BISHOP secures the repayment of a Note dated May 5, 2009 in the amount of \$142,373.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FORECLOSURE
FILED FOR POSTING
Marci Hadelen
COUNTY CLERK, LLANO COUNTY, TEXAS
BY W. A. Wilson DEPUTY
DATE 09-27-19
TIME 1:35 pm

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.

T. C. Midkiff

Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Linda J. Reppert

Substitute Trustee(s): Linda J. Reppert, Howard Whitney, Thomas Rossington, Martha Rossington, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Maxwell Atherton, Dylan Ruiz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Vanessa McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, *Linda J. Reppert*, declare under penalty of perjury that on the 29th day of June, 2019, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LLANO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being approximately 3.009 acres of land in Llano County, Texas, comprised of approximately 0.08 acre out of the Heinrich Weber Survey No. 186, Abstract No. 865 and approximately 2.929 acres out of the Peter Pauley Survey No. 187, Abstract No. 588, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all pertinent purposes.

FIELD NOTES OF 3.009 ACRES OF LAND IN LLANO COUNTY, TEXAS.

The tract of land described hereon contains 3.009 acres more or less composed of 0.08 acre more or less out of the Heinrich Weber Survey No. 186, Abstract No. 865 and 2.929 acres more or less out of the Peter Pauley Survey No. 187, Abstract No. 187 in Llano County, Texas, and contains all of that certain tract of land described as 0.08 acre in a Deed to Hilton B. Swindle and wife recorded in Volume 403, page 181, Llano County Official Public Records, and a part of that called 7.07 acre tract of land described in a Deed to Hilton B. Swindle recorded in Volume 228, Page 546, Llano County Deed Records, described by metes and bounds as follows;

Beginning at a 1/2" iron rod found for the southeast corner hereof at the northeast corner of a called 1.138 acre tract of land described in a Deed to Richard C. Sanders recorded in Volume 0758, page 021, Llano County Official Public Records, in the west line of a called 6.07 acre tract known as Tract 19 described in a Deed to James D. Christian and Charles T. Alderson recorded in Volume 218, page 57, Llano County Deed Records;

Thence N 83° 37' 32" W 476.96 feet to a 1/2" iron rod found at the northwest corner of said 1.138 acre tract in the east line of Frazier Street, a 50 foot public street by prescription and usage, from which a 1/2" iron rod found lies S 06°40' 39" W 57.63 feet;

Thence N 06° 34' 40" E 222.80 feet to a 1/2" iron rod found at the southwest corner of a called 0.68 acre tract described in a Deed to Kenneth and Jan Smarr recorded in Volume 223, Page 13, Llano County Deed Records;

Thence S 81 deg 31' 59" E 179.90 feet to a 1/2" iron rod set for the southeast corner of said 0.68 acre tract;

Thence N 08 deg 28' 24" E 216.40 feet to a 1/2" iron rod set in the south line of R. M. Highway No. 3014 at the northwest corner of said 0.08 acre tract, at 179.25 feet pass a 1/2" iron rod found at the northeast corner of said 0.68 acre tract and the northwest corner of said 7.07 acre tract;

Thence around a curve to the left through a central angle of 05°23" 00" with a radius of 1482.40 feet, are distance of 139.28 feet and a chord bearing S 81°03' 48" E 139.23 feet to a 1/2" iron rod set for the northeast corner of said 0.08 acre tract and the northwest corner of a called 0.02 acre tract described in a Deed to Daniel M. Spangler recorded in Volume 0848, Page 068, Llano County Official Public Records;

Thence S 02° 10' 58" W 214.11 feet to a 3/8" iron rod found for the southwest corner of a called 0.685 acre tract described in a Deed to Daniel M. Spangler recorded in Volume 315, Page 263, Llano County Deed Records, at 11.84 feet pass a 3/8" iron rod found at the southwest corner of said 0.02 acre tract

Thence N 86° 23' 43" E 87.33 feet to a 1/2" iron rod found for the northwest corner of said 6.07 acre tract and the more southerly northeast-corner of said 7.07 acre tract;

Thence S 05° 27' 00" E 232.81 feet to the Point of Beginning containing 3.009 acres more or less.

STATE OF TEXAS
COUNTY OF LLANO

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Llano County, Texas.



Bette Sue Hoy

BETTE SUE HOY
COUNTY CLERK, LLANO CO, TEXAS

VOL. 1512 PAGE 69-84
RECORDED 05-16-09

FILED
AT 1:31 O'CLOCK P.M.
ON THE 15 DAY OF
May A.D.
2009

BETTE SUE HOY
COUNTY CLERK
LLANO COUNTY, TEXAS

BY *B. Carter*
DEPUTY *76Pd*

Univ. Land