

FORECLOSURE
FILED FOR POSTING

Marci Hodulak
COUNTY CLERK, LLANO COUNTY, TEXAS
BY A. J. J. J. DEPUTY
DATE 4-12-2021
TIME 1:19 PM

104 AZURITE/FAULT LINE
HORSESHOE BAY, TX 78657

0000009112251

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: May 04, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE LLANO COUNTY COURTHOUSE ON THE STEPS 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 December 12, 2003 and recorded in Document VOLUME 1244, PAGE 508; AS AFFECTED BY VOLUME 1528, PAGE 4729 real property records of LLANO County, Texas, with LARRY W ASBURY, grantor(s) and LAKE LYNDON B JOHNSON IMPROVEMENT CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LARRY W ASBURY, securing the payment of the indebtednesses in the original principal amount of \$67,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED 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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 WEST MAIN
DURANT, OK 74701



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.

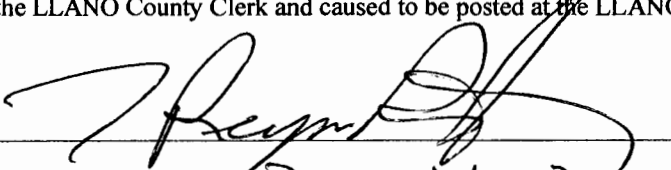
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, LINDA J. REPPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & 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 T. Reynolds Rossington, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on April 12, 2021 I filed at the office of the LLANO County Clerk and caused to be posted at the LLANO County courthouse this notice of sale.



Declarants Name: T Reynolds Rossington

Date: APR 12, 2021

104 AZURITE/FAULT LINE
HORSESHOE BAY, TX 78657

0000009112251

0000009112251

LLANO

EXHIBIT "A"

LOT W6005, IN HORSESHOE BAY WEST A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO PLAT NUMBER W6.2 RECORDED IN VOLUME 3, PAGE 53 OF THE MAP OR PLAT RECORDS OF LLANO COUNTY, TEXAS.