

175-
23TX373-0187

225 S BOWIE ST, BARTLETT, TX 76511

FILED FOR RECORD

NOTICE OF FORECLOSURE SALE

MAY 25 2023

Property:

The Property to be sold is described as follows:

SEE EXHIBIT A

Nancy E. Ruter

County Clerk, Williamson Co. TX

Security Instrument:

Deed of Trust dated July 17, 2020 and recorded on July 22, 2020 as Instrument Number 2020081827 in the real property records of WILLIAMSON County, Texas, which contains a power of sale. Correction Instrument recorded on October 02, 2020, as Instrument Number 2020120746.

Sale Information:

July 05, 2023, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, 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 SHANE COWLEY secures the repayment of a Note dated July 17, 2020 in the amount of \$93,939.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. 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:

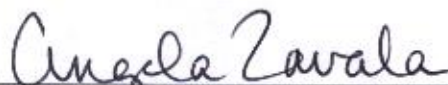
In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Amy Ortiz, Ramiro Cuevas, Cary Corenblum, ~~Joshua Sanders~~, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala
may, 2023 declare under penalty of perjury that on the 25th day of may, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

BEING a 0.251 acre tract of land being a part or portion of Block 47, CITY OF BARTLETT, Williamson County, Texas according to the map or plat of record in Cabinet A, Slide 19, Plat Records of Williamson County, Texas and being further described as being all of TRACT ONE, described in a Warranty Deed dated October 28, 1958 from Charles L. Hairston, et al, Henry Berg and Olga Berg and being of record in Volume 426, Page 96, Deed Records of Williamson County, Texas save and except that certain tract (no acreage cited) described in a Warranty Deed dated August 10, 1959 from Henry Berg and wife, Olga Berg to E. L. Cameron and wife, Pauline Cameron and Margaret C. Dombush and being of record in Volume 432, Page 493, Deed Records of Williamson County, Texas; and being all of TRACT TWO as described in a Warranty Deed dated October 28, 1958 from E. L. Cameron and wife, Pauline Cameron and Margaret C. Doinbush and husband, R. O. Doinbush to Henry Berg and wife, Olga Berg and being of record in Volume 432, Page 495, Deed Records of Williamson County, Texas; said TRACT ONE and said TRACT TWO being further described in a Warranty Deed dated February 9, 2000 from Jon Randall Fischer and Dawn Kristin Fischer to Mary B. Russell and being of record in Document No. 2000(08210, Official Public Records of Williamson County, Texas; said 0.251 acre tract being more particularly described by metes and bounds as follows:

Commencing at a chiseled "X" in concrete with punch mark found being the southeast riser of said Block 47, CITY OF BARTLETT, Williamson County, Texas and being the intersection of the west right-of-way line of Bowie Street and the north right-of-way line of Jackson Street;

Thence N. 19° 56' 48" E., 75.00 feet with the said west right-of-way line and the east boundary line of said Block 47 to a chiseled "X" in concrete with punch mark found being the southeast corner (no call for monument) of said TRACT ONE for the Point of BEGINNING;

THENCE N. 71 deg 00' 00" W., 150.09 feet departing said west right-of-way line and with the south boundary line (calls S. 71 deg E., 150 feet) of said TRACT ONE to a 1-1/4" iron pipe found being the southwest corner (no call for monument) of said TRACT ONE for corner;

THENCE N. 19 deg 00' 00" E., 65.33 feet with the west boundary line (calls S. 19 deg W., 75 feet) of said TRACT ONE to a 1/2" iron rod with cap marked "RPLS 2475" set being the so the west corner of said "save and except" tract for corner;

THENCE S. 71 deg 00' 00" E., 72.00 feet departing the said west boundary line and with the south boundary line (calls N. 71 deg W., 72 feet) of said "save and except" tract to a 1/2" iron rod with cap marked "RPLS 2475" set being the southeast corner (calls stake) of said "save and except" tract for corner;

THENCE N. 19 deg 00' 00" E., 14.17 feet with the east boundary. line (calls S. 19 deg W., 9 feet 8 inches) of said "save and except" tract and continuing with the west boundary line (calls N. 19 deg E., 4 feet 6 inches) of said TRACT TWO to a MAG brand nail set being the northeast corner (calls stake) of said TRACT TWO for corner;

THENCE S. 71 deg 00' 00" E., 78.09 feet with the north boundary line (calls S. 71 deg E., 78 feet) of said TRACT TWO to a chiseled "X" in concrete set being the northeast corner (calls point) of said TRACT TWO and being in the west right-of-way line Bowie Street for corner;

THENCE S. 19 deg 00' 00" W., 79.50 feet with said west right-of-way line and with the east boundary line (calls S. 19 deg W., 4 feet 6 inches) of said TRACT TWO and continuing with the east boundary line (calls N. 19 deg E., 75 feet) of said TRACT ONE to the Point of BEGINNING and containing 0.251 acres of land, more or less.