

22TX373-0179

1802 BOW RIDGE CV, CEDAR PARK, TX 78613

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NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 41, BLOCK B, THE RANCH AT CYPRESS CREEK SECTION 4, A SUBDIVISION OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET L, SLIDE 107, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 23, 2020 and recorded on March 30, 2020 as Instrument Number 2020032194 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information:

May 03, 2022, 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 LEA A SHAW secures the repayment of a Note dated March 23, 2020 in the amount of \$197,243.00. 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 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.

FILED FOR RECORD

MAR 14 2022 12:31

Nancy E. Roster

County Clerk, Williamson Co. TX

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. Miller

Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Angela Zavala

Substitute Trustee(s): David Ackel, Travis Kaddatz,
Sara Edgington, Logan Thomas, Colette Mayers,
Stephen Mayers, Aarti Patel, Evan Press, Dylan
Ruiz, Violet Nunez, Shawn Schiller, Clay Golden,
Maryna Danielian, Scott Swenson, Angela Zavala,
Michelle Jones, Richard Zavala, Jr., Sharlet Watts
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Angela Zavala
March, 2022 I declare under penalty of perjury that on the 14 day of
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).