

19-01420
2205 EAST 25TH STREET, BIG SPRING, TX 79720

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated August 23, 2017 and recorded on August 24, 2017 at Instrument Number 2017-00009263 in the real property records of HOWARD County, Texas, which contains a power of sale.

Sale Information: July 2, 2019, at 10:00 AM, or not later than three hours thereafter, at the north steps of the Howard County Courthouse, 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 CLINT TANIS AND JENNIFER TANIS secures the repayment of a Note dated August 23, 2017 in the amount of \$235,347.00. 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.

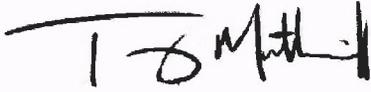
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

BY DEPUTY
GREAT 211554001
COUNTY CLERK HOWARD COUNTY
2019 MAY 23 AM 10:03

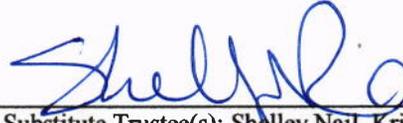
~~FILED~~ Posted

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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, 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



Substitute Trustee(s): Shelley Nail, Kristina McCrary,
Donna Trout, Cassie Martha, Charles Green, Kristie
Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick
Zwiers, Shawn Schiller, Johnie Eads
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 23 day of May, 2011 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOWARD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Exhibit "A"

A TRACT OF LAND CONTAINING 0.38 ACRES, MORE OR LESS, OUT OF THE SW/4 OF SECTION 4, BLOCK 32, T1-S, T. & P. RY. CO. SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 " I.R, IN THE NORTH RIGHT-OF-WAY LINE OF 25TH STREET, CITY OF BIG SPRING, THE SE CORNER OF TRACT 1, A 0.44 ACRE TRACT OUT OF A 2.50 ACRE TRACT IN THE SW/4 OF SECTION 4, BLOCK 32, T-1-S, T & P RY. CO. SURVEY, HOWARD COUNTY, TEXAS, FOR THE SW CORNER OF THIS TRACT; FROM WHENCE A 120D SPIKE IN THE PAVEMENT AT THE INTERSECTION OF 25TH STREET AND BIRDWELL LAND, THE SW CORNER OF SAID SECTION 4, BEARS S. 75° 21' W. 1417.15' AND S. 14° 42' 30 E. 50.0'

THENCE N. 75° 21' E 165.75' TP A 3/4' I.P. IN THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID 25TH STREET AND THE WEST RIGHT OF WAY LINE OF CINDY LANE FOR THE SE CORNER OF THIS TRACT;

THENCE N. 14° 42' 30" W. WITH THE WEST RIGHT OF WAY LINE OF SAID CINDY LANE, 99.55' TO A 3/4" L.P. FOR THE NE CORNER OF THIS TRACT;

THENCE 75° 23' 52" W. 165.75' TO A 1/2" I.R., IN THE EAST LINE OF SAID TRACT 1 FOR THE NW CORNER OF THIS TRACT;

THENCE S. 14° 42' 30" E. 99.85' TO THE PLACE OF BEGINNING

(THIS PROPERTY IS ALSO KNOWN AS LOT 1, BLOCK I, CJH SUBDIVISION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 125/B, PLAT RECORDS OF HOWARD COUNTY, TEXAS)