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NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 7, 2015

Trustee: Brad K. Hatfield

Trustee's Address: P.O. Box 7627, Horseshoe Bay, Llano County, Texas 78643

Mortgagee: Janice W. Crenwelge

Note:

Deed of Trust

Date: November 29, 2011

Grantor: Shawn Daniel Elliott and spouse, Krystle Lynn Elliott

Mortgagee: Janice W. Crenwelge

Recording information: Vendor's Lien retained in Warranty Deed recorded in Volume 1533, Page 2697, of the Official Public Records, Llano County, Texas further secured by a Deed of Trust recorded in Volume 1533, Page 2703, of the Official Public Records, Llano County, Texas, covering 208 E. Green Street, Llano, Texas; Said Deed of Trust also recorded in Clerk's File Number 2011-6175 of Deed Records of Gaines County, Texas covering Lot 1, Block 4, Steele Addition, Original Town of Seagraves, Gaines County, Texas.

Property:

TRACT 1:

BEING a 0.497 acre tract of land, being all of Lot 164, Block 41, Original Town of Llano on south side of Llano River, according to the plat recorded in Volume J, Page 616, et seq., Deed Records of Llano County, Texas. Further being the same tract of land described in a Deed to Crawford Winfrey, recorded in Volume 85, Page 575, of the Deed Records of Llano County, Texas, said 0.497 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof.

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-FILED-
1-7-16 - 11:30A m
Vicki Phillips, County Clerk
Gaines County, Texas

Z:\1489\1489.1\Notice of Foreclosure Sale.doc

Jeri Berry

TRACT 2:

Lot 1, Block 4, Steele Addition to the Original Town of Seagraves, Gaines County, Texas, according to the map or plat thereof filed for record in the office of the County Clerk of Gaines County, Texas; SAVE AND EXCEPT all oil, gas and other minerals.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in **Volume 1533, Page 2703** of the Official Records of **Llano County, Texas** and in Instrument Number **2011-6175**, Real Property Records of **Gaines County, Texas**.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: **February 2, 2015**

Time: The sale will begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale will be completed by no later than **4:00 P.M.**

Place: **Llano County Courthouse in Llano, Texas, at the following location: South door and steps of the Llano County Courthouse, located at 107 West Sandstone, Llano, Llano County, Texas.**

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.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **SHAWN DANIEL ELLIOTT and KRYSTLE LYNN ELLIOTT**.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of **\$70,000.00**, executed by **SHAWN DANIEL ELLIOTT and KRYSTLE LYNN ELLIOTT**, and payable to the order of **JANICE W. CRENWELGE**; and (b) all renewals and extensions of the note. **JANICE W. CRENWELGE** is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of **January 7, 2016**, there was owed **\$67,376.14**, on the note, being principal and interest in the following amounts: **\$62,040.00** of principal and **\$5,336.14**, of interest. The note is bearing interest at the rate of **\$8.62**, per day thereafter. In addition to the principle and interest owed, plus taxes, insurance, attorney's fees and other cost of said Indebtedness are due.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Brad K. Hatfield, attorney for Janice W. Crenwelge
P.O. Box 7627
7503 Hwy 2147, Suite 3
Horseshoe Bay, Texas 78657
830-598-6745

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as **Trustee**, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated January 7, 2016.

MOURSUND LAW OFFICES, P.C.

Attorneys at Law

P. O. Box 7627

Horseshoe Bay, Texas 78657

(830) 598-6745

FAX: (830) 598-6372

Email: bkhlaw@netv.com

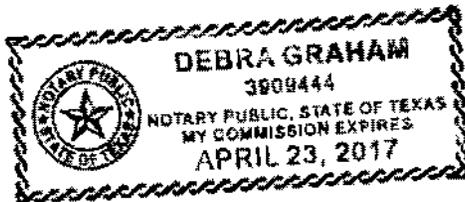
BY: 

Brad K. Hatfield

State Bar No. 24007331

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 6th day of January, 2016, by BRAD K. HATFIELD, Trustee, for the benefit of JANICE W. CRENWELGE.




NOTARY PUBLIC, STATE OF TEXAS

SURVEY PLAT

PREPARED FOR THE CRAWFORD WINFREY ESTATE

A 0.497 ACRE TRACT OF LAND, BEING ALL OF LOT 164, BLOCK 41, ORIGINAL TOWN OF LLANO ON SOUTH SIDE OF LLANO RIVER, ACCORDING TO THE PLAT RECORDED IN VOLUME J, PAGE 66 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS. FURTHER BEING THE SAME TRACT OF LAND, DESCRIBED IN A DEED TO CRAWFORD WINFREY, RECORDED IN VOLUME 15, PAGE 575 OF THE DEED RECORDS OF LLANO COUNTY, TEXAS. SAID 0.497 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ROSS LAND SURVEYING DID NOT ABSTRACT THE FOLLOWING PROPERTY, AS THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

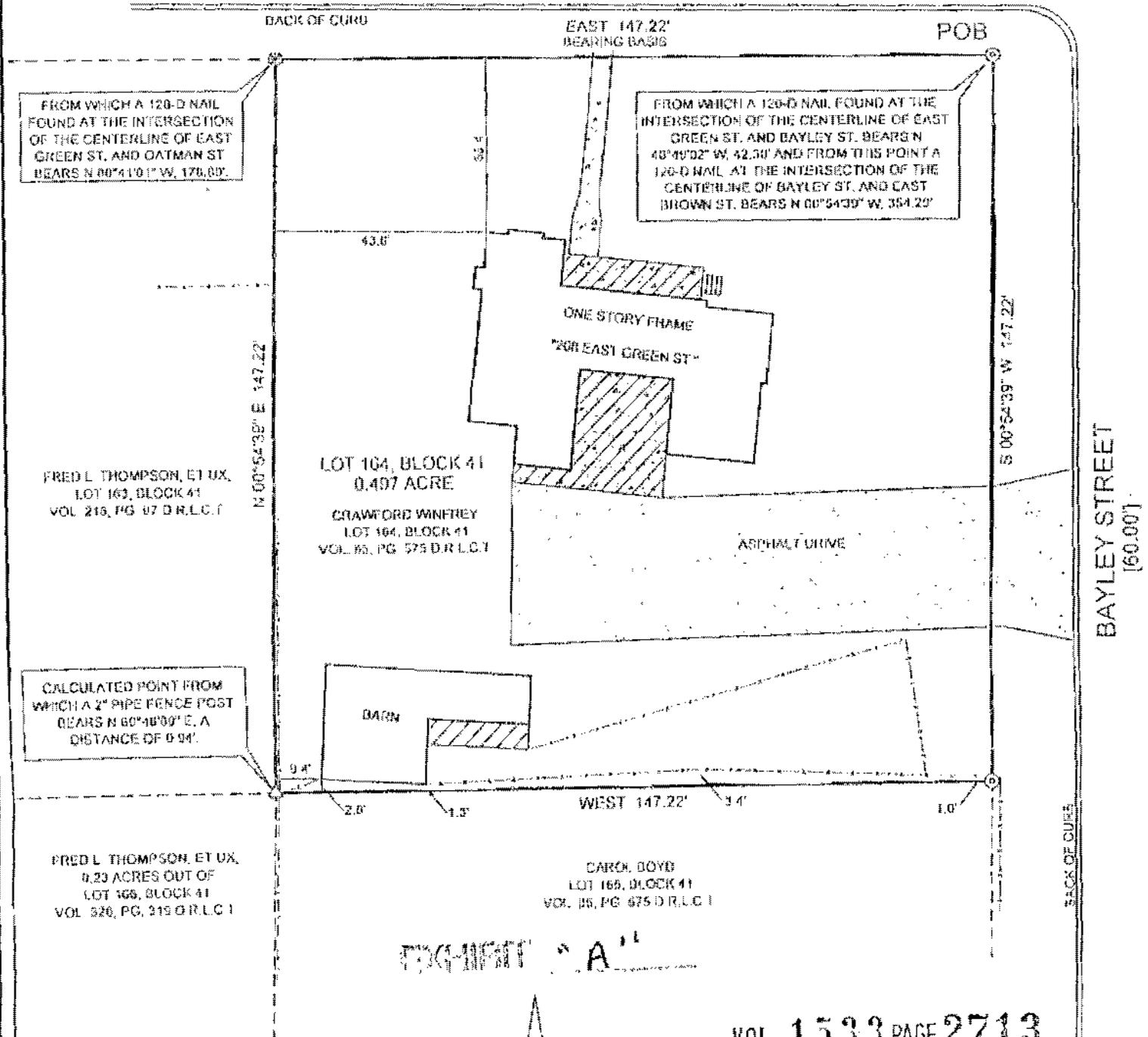
I, KENNETH H. ROSS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING MAY, 2011, UNDER MY DIRECTION AND SUPERVISION.

Kenneth H. Ross
 KENNETH H. ROSS R.P.L.S. NO. 2012 STATE OF TEXAS

05-27-2011



EAST GREEN STREET
 [60.00']

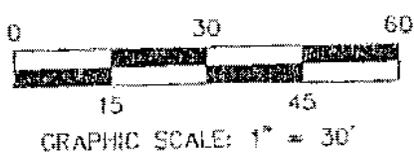


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LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD SET (LS 2012)
- E- OVERHEAD ELEC. LINE



ROSS LAND SURVEYING
 P. O. BOX 909
 BRADY, TEXAS 76825
 800-852-7482
 PROJECT: CW05-2011