



VG-371-2026-16

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 16

Foreclosure Posting

Recorded On: March 19, 2026 11:05 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 16
Receipt Number: 20260319000004
Recorded Date/Time: March 19, 2026 11:05 AM
User: Sheila M
Station: Clerk1

Record and Return To:

MARTHA ROSSINGTON



**STATE OF TEXAS
Blanco County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 18, 2021	Original Mortgagor/Grantor: AARON SAMUEL FREEDKIN AND DAWN RACHELL FREEDKIN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-213738	Property County: BLANCO
Mortgage Servicer: SELENE FINANCE, LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD, SUITE 500, DALLAS, TEXAS 75019

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$531,000.00, executed by AARON SAMUEL FREEDKIN AND DAWN RACHELL FREEDKIN and payable to the order of Lender.

Property Address/Mailing Address: 524 RANGELAND RD, BLANCO, TX 78606

Legal Description of Property to be Sold: 4.93 ACRES

FIELD NOTES OF A 4.93 ACRE TRACT OF LAND CONSISTING OF 0.30 OF AN ACRE, A PORTION OF TRACT D, RUST RANCH ACRES SUBDIVISION OF RECORD IN VOLUME 1, PAGES 195-196, PLAT RECORDS OF BLANCO COUNTY, TEXAS OUT OF THE RUTERSVILE COLLEGE SURVEY NO. 18, ABSTRACT NO. 503 AND 4.63 ACRES OUT OF THE THOS. D. DAVIDSON SURVEY NO. 182, ABSTRACT NO. 151 AND BEING ALL OF THAT 5.01 ACRE TRACT OF LAND CONVEYED TO FRANK AND KAREN DICK OF RECORD IN VOLUME 162, PAGE 204, DEED RECORDS OF BLANCO COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE; ALL IRON PIN SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED 'BAKER SURVEYING'.

BEGINNING AT A 1/2" IRON PIN SET IN THE SOUTH RIGHT OF WAY LINE OF RANGELAND DRIVE {60' RIGHT OF WAY} FOR THE NORTHEAST CORNER OF TRACT D AND THIS TRACT AND THE NORTHWEST CORNER OF TRACT E OF RUST RANCH ACRES.

THENCE S 04° 00' 13" E 228.28 FEET WITH THE EAST LINE OF TRACT D AND THIS TRACT AND THE WEST LINE OF TRACT E TO A 1/2" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF TRACT D AND AN INTERIOR CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT E.

THENCE S 71° 19' 21" E 308.94 FEET WITH THE NORTH LINE OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE SOUTH LINE OF TRACT E TO A 1/2" IRON PIN FOUND FOR THE EASTERLY NORTHEAST CORNER OF THE 5.01 ACRE TRACT AND THIS TRACT AND BEING THE NORTHWEST CORNER OF A 8.31 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN



VOLUME 317, PAGE 178, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

THENCE S 00° 07' 07" W. 558.51 FEET WITH A EAST LINE OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE WEST LINE OF THE 8.31 ACRE TRACT TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE 5.01 ACRE TRACT AND THIS TRACT AND BEING THE NORTHEAST CORNER OF A 5.00 ACRE TRACT OF LAND CONVEYED TO REDDILL MANAGEMENT OF RECORD IN VOLUME 317, PAGE 170, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

THENCE N 71° 00' 36" W. 391.68 FEET WITH THE SOUTH LINE OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE NORTH LINE OF THE 5.00 ACRE TRACT TO A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE NORTHWEST CORNER OF THE 5.00 ACRE TRACT AND BEING IN THE EAST LINE OF A 9.00 ACRE TRACT OF LAND CONVEYED TO DANIEL THODY OF RECORD IN VOLUME 198, PAGE 251, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

THENCE N 01° 52' 58" E 551.10 FEET WITH THE WEST LINE OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE EAST LINE OF THE 9.00 ACRE TRACT TO A 1/2" IRON PIN FOUND FOR AN ANGLE POINT IN THE 5.01 ACRE TRACT, THIS TRACT AND THE 9.00 ACRE TRACT AND BEING IN THE SOUTH LINE OF TRACT D.

THENCE N 04° 02' 02" W. 209.83 FEET CROSSING TRACT D WITH THE WEST LINE OF THE 5.01 ACRE TRACT AND THIS TRACT AND WITH THE EAST LINE OF THE 9.00 ACRE TRACT TO A 1/2" IRON PIN FOUND IN A CURVE TO THE RIGHT, IN THE SOUTH RIGHT OF WAY LINE OF RANGELAND DRIVE FOR THE NORTHWEST CORNER OF THE 5.01 ACRE TRACT AND THIS TRACT AND THE NORTHEAST CORNER OF THE 9.00 ACRE TRACT FROM WHICH A 1/2" IRON PIN FOUND FOR THE BEGINNING OF THE CURVE BEARS N 76°27'43" W. 49.98 FEET.

THENCE ALONG THE CURVE TO THE RIGHT WITH A RADIUS OF 280.00 FEET, WITH AN ARC OF 59.73 FEET, A DELTA OF 12° 13' 20", AND A CHORD THAT BEARS S 87°41'39" E 59.62 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.93 ACRES OF LAND ACCORDING TO A SURVEY ON THE GROUND ON OCTOBER 23, 2006 BY BAKER SURVEYING, INC.

Date of Sale: May 05, 2026	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Blanco County Courthouse, 101 E. Pecan, Johnson City, TX 78636 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com LLC whose address is 1 Mauchly Irvine, Ca 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112