

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated March 13, 2019 and recorded on March 19, 2019 as Instrument Number 190573 in the real property records of JONES County, Texas, which contains a power of sale.

Sale Information: May 02, 2023, at 1:00 PM, or not later than three hours thereafter, at the south entrance to the Jones 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.

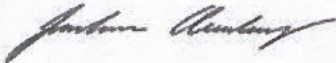
Obligation Secured: The Deed of Trust executed by DANIEL WINEGEART AND LATRICIA WINEGEART secures the repayment of a Note dated March 13, 2019 in the amount of \$114,350.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 W Yamato Road, Suite 175, Boca Raton, FL 33431, 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.

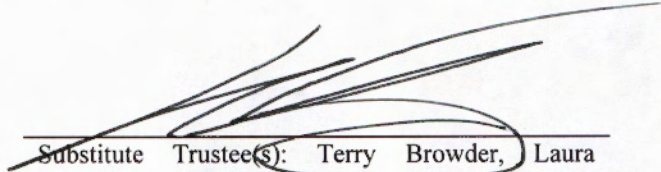
POSTED NOTICE
DATE 4-6-23 **TIME** 11 Am
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: _____

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
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura
Browder, Marsha Monroe, Jamie Osborne,
Jonathan Schendel, Ramiro Cuevas, Charles Green,
Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 6 day of April, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JONES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT A
LEGAL DESCRIPTION

BEING A TRACT OF LAND AFORE DESCRIBED IN VOLUME 46, PAGE 696,
OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS.

BEING THE SURFACE ESTATE IN AND TO 0.266 ACRES, MORE OR LESS, OUT OF
THE SOUTHWEST PART OF BLOCK F, OF THE COCKRELL SUBDIVISION OF THE
G. MARTINEZ SURVEY NO. 195, MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON PIN AT A POINT OF INTERSECTION OF THE NORTH
LINE OF A COUNTY ROAD WITH THE EAST LINE OF ANOTHER COUNTY ROAD
24.0 FEET N 15 DEGREES 00'W OF AND 22.21 FEET N 75 DEGREES 05' E OF THE
SW CORNER OF BLOCK F OF COCKRELL SUBDIVISION OF THE G. MARTINEZ
SURVEY 195 FOR THE SW CORNER OF THIS TRACT;

THENCE N 15 DEGREES 00' W ALONG THE EAST SIDE OF SAID ROAD AND
PARALLEL WITH THE WEST LINE OF BLOCK F, FOR 128.22 FEET TO AN IRON PIN
FOR THE NW CORNER OF THIS TRACT;

THENCE N 75 DEGREES 05' E PARALLEL WITH THE SOUTH LINE OF BLOCK F,
FOR 90.3 FEET TO AN IRON PIN FOR THE NE CORNER OF THIS TRACT;

THENCE S 15 DEGREES 00' E PARALLEL WITH THE WEST LINE OF THIS TRACT
FOR 128.22 FEET TO AN IRON PIN ON THE NORTH SIDE OF AFORESAID
COUNTY ROAD FOR THE SE CORNER OF THIS TRACT;

THENCE S 75 DEGREES 05' W ALONG THE NORTH SIDE OF SAID ROAD AND
PARALLEL WITH THE SOUTH LINE OF BLOCK F FOR 90.3 FEET TO THE PLACE
OF BEGINNING, AND BEING THE SAME TRACT DESCRIBED AS TRACT 2 OF
FIELD NOTES OF TALMADGE E. DEAN, REGISTERED PUBLIC SURVEYOR OF
TEXAS, DATED FEBRUARY 6, 1978, AND AS SHOWN ON PLAT RECORDED IN
VOLUME 614, PAGE 210, DEED RECORDS, JONES COUNTY, TEXAS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR
QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY
DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE
CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR
INFORMATIONAL PURPOSES ONLY.