

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-10682-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.

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

Date: 12/3/2024
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Jones County Courthouse, Texas, at the following location: 100 Courthouse Sq, Anson, TX 79501 THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE ATTACHED EXHIBIT 'A'

Commonly known as: 8691 US HIGHWAY 277 S HAWLEY, TX 79525

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 4/22/2022 and recorded in the office of the County Clerk of Jones County, Texas, recorded on 4/26/2022 under County Clerk's File No 221349, in Book -- and Page -- of the Real Property Records of Jones County, Texas.

Grantor(s): Jared D Stinnett and Michelle L Stinnett, husband and wife
Original Trustee: Scott R. Valby
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Marsha Monroe, James Decker, Nick Arrott, Ed Henderson, Jeff Benton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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 referenced property securing the above referenced loan.

POSTED NOTICE

DATE 10-23-24 TIME 11:45am

LeeAnn Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Chiel Logan

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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 mortgagee 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. 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 mortgagee 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$259,000.00, executed by Jared D Stinnett and Michelle L Stinnett, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

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

Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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

Dated: 10/23/24

Nestor Solutions, LLC, Auction.com, Terry Browder, Laura Browder, Jamie Osborne, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Marsha Monroe, James Decker, Nick Arrott, Ed Henderson, Jeff Benton

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

EXHIBIT "A"

Tract One:

This 0.958 acre tract of land is out of the middle part of a 107.57 acre tract described in Volume 700, Page 41 of the Deed Records, Jones County, Texas and the middle part of the Gabriel Martinez Survey 195, Jones County, Texas. This tract is out of the northeast corner of the remainder of a 4.0 acre tract described in Volume 173, Page 496 of the Official Public Records, Jones County, Texas being more fully described as follows:

Beginning at a set 1/2" capped rebar being the southwest corner of this tract, the northeast corner of Tract 2 described below and the southeast corner of a 1.00 acre tract described in Instrument No. 181217 of the Official Public Records, Jones County, Texas. This point is a corner of the remainder of the 4.0 acre parent tract;

THENCE N14°47'33"W with the east line of the 1.00 acre tract 208.8 feet to a point on concrete 0.4 feet north of a steel corner post being the northeast corner of the 1.00 acre tract and the northwest corner of a 10 feet wide easement described with the 1.00 acre tract. This location is based on a previously surveyed monument since destroyed;

THENCE N75°03'57"E with the north line of said easement and north line of the remainder of the 4.0 acre parent tract 182.6 feet to a recovered 3/8" rebar being the northeast corner of this tract, the northeast corner of the 4.0 acre tract and the northeast corner of said easement. This point is on the west Right of Way (ROW) line of US Highway 277/83;

THENCE S27°02'59"E with the west ROW line of 203.6 feet to a set 1/2" capped rebar being the southeast corner of this tract and on the east line of the remainder of the 4.0 acre tract;

THENCE S72°35'30"W 226.1 feet to the Point of Beginning.

TRACT TWO:

This 1.024 acre tract of land is out of the middle part of a 107.57 acre tract described in Volume 700, Page 41 of the Deed Records, Jones County, Texas and the middle part of the Gabriel Martinez Survey 195, Jones County, Texas. This tract is out of the southwest corner of the remainder of a 4.0 acre tract described in Volume 173, Page 496 of the Official Public Records, Jones County, Texas, being more fully described as follows:

Beginning at a set 1/2" capped rebar being the northeast corner of this tract, the southwest corner of Tract 1 described above and the southeast corner of a 1.00 acre tract described in Instrument No. 181217 of the Official Public Records, Jones County, Texas. This point is a corner of the remainder of the 4.0 acre parent tract;

THENCE S19°58'58"E 155.6 feet to a recovered 3/8" rebar near the center of Private Road 706 being the southeast corner of this tract. A 1/2" capped rebar set for reference bears N19°58'58"W at 20.0 feet;

THENCE S50°36'28"W with the center of Private Road 706 244.7 feet to a recovered 3/8" rebar being the southwest corner of this tract and southwest corner of said 4.0 acre tract;

THENCE N14°47'33"W at 20.0 feet passing a 1/2" capped rebar set for reference, continue with the west line of the 4.0 acre tract 255.9 feet to a set 1/2" capped rebar being the northwest corner of this tract and the southwest corner of said 1.00 acre tract and a corner of the remainder of the 4.0 acre tract;

THENCE N74°57'17"E with the south line of the 1.00 acre tract 208.4 feet to the Point of Beginning.

Tract Three:

LEGAL DESCRIPTION OF A 1.0 ACRE TRACT OF LAND SITUATED IN JONES COUNTY, TEXAS, SAID TRACT BEING OUT OF 4.0 ACRE PARENT TRACT (173/496, OPRJCT), OUT OF THE G.

MARTINEZ SURVEY, ABSTRACT 262, JONES COUNTY, TEXAS, SAID TRACT HAVING A PHYSICAL ADDRESS OF 8691 US HIGHWAY 277 SOUTH, SAID 1.00 ACRE PREVIOUSLY DESCRIBED IN 266/790, OPRJCT AND MOST RECENTLY IN A DEED TO WILLIAM H BELDING, (402/894, OPRJCT), SAID 1.00 ACRE REQUIRES AN ACCESS EASEMENT, WHICH IS DESCRIBED AS A 10 FOOT ACCESS EASEMENT AND CALLED TRACT 2, IN ABOVE SAID BELDING DEED AND RUNS FROM THE NORTHEAST CORNER OF SAID 1 ACRE TRACT ALONG THE NORTH LINE OF REFERENCED 4 ACRE TRACT TO THE WEST RIGHT OF WAY LINE OF SAID US HIGHWAY 277, THE REFERENCE MENTIONED ABOVE FOR EASEMENT BEING SHOWN ON THE ATTACHED PLAT OF SURVEY, SAID REFERENCE TO IT BEING HEREIN INCORPORATED AS SUFFICIENT, SAID 1.00 ACRE BEING REDESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING, being a iron rod found at a fence corner and the northwest corner of said 4.0 acre parent tract and this tract, survey corner tie, being described in above referenced 4 acre tract deed;

THENCE N75°49'53"E, along the fenced/occupied north line of this and parent tract, a distance of 208.8 feet, to a iron rod found at fence corner, northeast corner of this tract, northwest corner of said 10 foot easement, from which the northeast corner of said 4 acre parent tract and said 10 foot easement, which is at the west right of way line of US 277, bears same direction 182.5 feet;

THENCE S14°03'03"E, along east line of this tract, generally along fence line, passing the southwest corner of said access easement at 10 feet, continue total distance of 208.8 feet, to a point in the fence, from which a iron rod found at fence corner bears same direction 3.4 feet, marking the southeast corner of this tract;

THENCE S75°50'12"W, along the south line of this tract, remaining north of an existing fence line, a distance of 208.7 feet, to a iron rod found in the fence line marking the southwest corner of this tract, being on the west line of said 4 acre tract;

THENCE N14°05'37"W, along the west line of this tract and said 4 acre parent tract, generally along fence line, a distance of 208.6 feet, to the POINT OF BEGINNING, containing a total of 1.00 acre of land more or less.

Tract Four:

TOGETHER with a 10 foot access easement described as follows:

BEGINNING at a 1/2" rebar found at the Northeast corner of the above described 1.0 acre tract;

THENCE N 74° 59 minutes 35 seconds E 182.51 feet to a 3/8" rebar found on the WBL of U. S. Highway 83/277 South at the Northeast corner of said 4.0 acre tract;

THENCE S 27° 07 minutes E 10.23 feet along the WBL of said highway to a point;

THENCE S 74° 59 minutes 35 seconds W 184.70 feet to a point on the EBL of the above described 1.0 acre tract;

THENCE N 14° 47 minutes 27 seconds W 10.0 feet to the place of beginning.

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