

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument:

Deed of Trust dated June 11, 2018 and recorded on June 15, 2018 Book 966 Page 76 in the real property records of **MARION County, Texas**, which contains a power of sale.

Sale Information:

October 07, 2025, at 10:00 AM, or not later than three hours thereafter, at Thomas Jefferson Park located at 114 W. Austin St., Jefferson, Texas, 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 LINDSEY M. SMITH, JR secures the repayment of a Note dated June 11, 2018 in the amount of \$59,946.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 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.

FILED FOR RECORD
25 SEP -4 AM 11:46
KIMBERLY WISE
CO. CLERK, MARION CO.
BY  DEPUTY

Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Sharon St. Pierre, Jabria Foy, Heather Golden, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Auction.com, LLC, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Harriett Fletcher, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Sharon St. Pierre, Jabria Foy, Heather Golden, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Kara Riley, declare under penalty of perjury that on the 4th day of September, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MARION County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

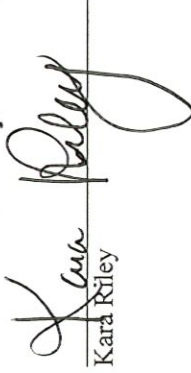

Kara Riley

EXHIBIT "A"

That certain 0.35 acre tract of land situated in McChesneys Cove Subdivision, and being Block 3, Lots 3 & 4, as recorded in Cabinet A, Slide 155, in the C.C. Coppedge Survey, A-90, Marion County, Texas, and per deed recorded in Volume 736, Page 598 of the Deed Records of Marion County, Texas, said 0.35 acre of land being more particularly described by metes and bounds as follows: (Bearing Basis: A/55)

COMMENCING at a 5/8" iron rod found for the Northeast corner of Lot 10, Block 3;

THENCE S 60 deg. 00' 00" W, 217.7 feet to a 1/2" iron rod set in the East line of South Street for the Southwest corner of Lot 8, Block 3;

THENCE N 30 deg. 00' 00" W, 260.00 feet along the East line of South Street, and the West line of Lots 8, 7, 6 & 5, to a 1/2" iron rod set for the Southwest corner of this tract and Lot 4, same being the Northwest corner of Lot 5, and the actual Point of Beginning;

THENCE N 30 deg. 00' 00" W 130.00 feet along the West line of Lots 3 & 4, and the East line of South Street to a 1/2" iron rod set for the Northwest corner of this tract and Lot 3, and also the Southwest corner of Lot 2;

THENCE N 60 deg. 00' 00" E, 120.00 feet to a 1/2" iron rod set in the West line of Lakefront Road for the Northeast corner of Lot 3 and this tract, and also the southeast corner of Lot 2;

THENCE along and with Lakefront Road as follows:

S 22 deg. 59' 01" E, 65.49 feet to a 1/2" iron rod set for the Southeast corner of Lot 3, and the Northeast corner of Lot 4;

S 22 deg. 59' 01" E, 14.90 feet to a 1/2" iron rod set for an angle corner of this tract and Lot 4, and

S 51 deg. 32' 27" E, 53.98 feet to a 1/2" iron rod set for the Southeast corner of this tract and Lot 4, and the Northeast corner of Lot 5;

THENCE S 60 deg. 00' 00" W, 130.00 feet along common boundary of Lots 4 & 5 to the Point of Beginning, containing 0.35 acres of land, more or less.