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FILED at 4:02 o'clock P.M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 21 2024

Nancy E. Ruter
County Clerk, Williamson Co., TX

T.S. #: 2024-08573-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: 5/7/2024
- Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.
- Place: Williamson County Courthouse, Texas, at the following location: 405 MLK Street, Georgetown, TX 78626 OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX 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:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 1008 W PIETZSCH ST, BARTLETT, TEXAS 76511

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 6/9/2022 and recorded in the office of the County Clerk of Williamson County, Texas, recorded on 6/9/2022 under County Clerk's File No 2022071047, in Book -- and Page -- Along with Correction Instrument recorded 2/16/24 as Instrument No. 2024012302 The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2023079914 and recorded on 09/22/2023 of the Real Property Records of Williamson County, Texas.

- Grantor(s): JASON C SMITH AND BELINDA SMITH, HUSBAND AND WIFE
- Original Trustee: John A Douglas
- Substitute Trustee: Auction.com, Michelle Jones, Angela Zavala, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, Richard Zavala, Jr, Sharlet Watts, Nestor Solutions, LLC
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SecurityNational Mortgage Company, 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.

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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 \$374,185.00, executed by JASON C SMITH AND BELINDA SMITH, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SecurityNational Mortgage Company, 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:

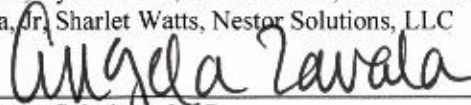
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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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: MAR 21 2024

Auction.com, Michelle Jones, Angela Zavala, Jim Mills, Susan Mills,
Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly
Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, Richard
Zavala, Jr, Sharlet Watts, Nestor Solutions, LLC



c/o Nestor Solution, 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

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF WILLIAMSON, AND STATE OF TEXAS AND BEING DESCRIBED IN A DEED DATED 08/15/2018 AND RECORDED 08/24/2018 AS INSTRUMENT NUMBER 2018075883 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

BEING 0.55 OF AN ACRE TRACT OF LAND SITUATED IN THE WILLIAM C. WILSON SURVEY, ABSTRACT NO. 651, IN WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND AS CONVEYED BY DEED TO VICTOR G. MEDINA AND WIFE, GREGORIA R. MEDINA, BY DEED AS RECORDED IN VOLUME 728, PAGE 626, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 4, BLOCK 55, AS SHOWN ON THE OFFICIAL REVISED MAP THEREOF RECORDED IN CABINET A, SLIDE 219, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SURVEYED ON THE GROUND IN THE MONTH OF OCTOBER, 2002, UNDER THE SUPERVISION OF DON H. BIZZELL, REGISTERED PROFESSIONAL LAND SURVEYOR, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF PIETZSCH STREET AND THE EAST LINE OF AN ALLEY, FOR THE SOUTHWEST CORNER OF THE ABOVE-REFERENCED LOT 4, BEING THE SOUTHWEST CORNER OF THE ABOVE REFERENCED MEDINA TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE EAST LINE OF THE SAID ALLEY, BEING THE WEST LINE OF THE SAID LOT 4, N. 19° 00' E, 159.00 FEET TO AN IRON PIN SET FOR THE NORTHWEST CORNER OF THE SAID MEDINA TRACT, BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO JUSTIN E. DEMOSS BY DEED RECORDED AS DOCUMENT NO. 9857319 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 71° 00' E, 150.00 FEET TO AN IRON PIN SET ON THE WEST LINE OF AN ALLEY, BEING THE EAST LINE OF THE SAID LOT 4, MARKING THE NORTHEAST CORNER OF THE SAID MEDINA TRACT, BEING THE SOUTHEAST CORNER OF THE SAID DEMOSS TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE, ALONG THE SAID WEST LINE OF THE ALLEY, S 19° 00' W, 159.00 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SAID WEST LINE OF THE ALLEY AND THE SAID NORTH LINE OF PIETZSCH STREET, BEING THE SOUTHEAST CORNER OF THE SAID LOT 4, AND THE SOUTHEAST CORNER OF THE SAID MEDINA TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, ALONG THE SAID NORTH LINE OF PIETZSCH STREET, N 71° 00' W, 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.55 OF AN ACRE OF LAND.

PROPERTY COMMONLY KNOWN AS: 1008 PIETZSCH STREET, BARTLETT, TX 76511