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25TX373-0528

440 HCR 1248, WHITNEY, TX 76692

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 NOV 20 AM 9:40

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NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 29, 2023 and recorded on June 30, 2023 as Instrument Number 00148591 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information: January 06, 2026, at 1:00 PM, or not later than three hours thereafter, at the east door of the Hill 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 MELANA GAGE secures the repayment of a Note dated June 29, 2023 in the amount of \$311,000.00. 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 mortgage. 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.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Ramiro Cuevas, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Michelle Schwartz, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Teel, 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): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Ramiro Cuevas, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Michelle Schwartz, Jamie Dworsky, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Teel, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 20 day of Nov, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"
Legal Description For

440 HCR 1248
Whitney, Texas 76692

LO Company NMLS ID 514404
LO NMLS ID 1988780

All that certain tract or parcel of land being a part of Tract 2 of the Overlook Subdivision, Phase 1 in Hill County, Texas, according to plat recorded in Slide A-166 of the Official Plat Records of Hill County. Said land is a part of that certain 9.832 acre tract described in a deed from Alva Elaine Ingram to Randall D. Henderson et ux, Amy Henderson recorded in Volume 1688, Page 737 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the east line of that certain tract described in a deed to Harry Sims, Jr. recorded in Volume 530, Page 1044 of the Deed Records of Hill County, in the west line of said Tract 2, and in the center of HCR #1248 for the northwest corner of that certain 4.000 acre tract described in a deed to Scott A. Snavey recorded in Volume 1215, Page 457 of the Official Public Records of Hill County, for the southwest corner of said 9.832 acre tract, and for the southwest corner of this, said rod being N30°00'00"W 267.54 feet from a 1/2" iron rod found for the southwest corner of said Tract 2:

THENCE with the east line of said Sims tract, with the most westerly line of said 9.832 acre tract, and generally along the center of HCR #1248, N30° 00'00"W 267.54 feet to a 1/2" iron rod found for the northwest corner of said Tract 2 and for the northwest corner of this;

THENCE with the north line of said Tract 2 and partially along a fence, N61°06'38"E, at 32.60 feet passing a 5/8" iron rod with cap stamped "INCE RPLS #5175" found for reference, in all a distance of 651.39 feet to a 5/8" iron rod found for the northwest corner of that certain 6.235 acre tract describe in a deed to Gordon M. Geurin recorded in Volume 2127, Page 423 of the Official Public Records of Hill County, for an inside ell corner of said 9.832 acre tract, and for the northeast corner of this;

THENCE with the west line of said Geurin tract, S30°00'00"E 267.54 feet to a 5/8" iron rod found for the northeast corner of said Snavey tract, for the southeast corner of said 9.832 acre tract, and for the southeast corner of this;

THENCE S61°06'38"W, at 621.36 feet passing a 5/8" iron rod with cap stamped "INCE RPLS #5175" found for reference, in all a distance of 651.39 feet to the place of beginning, containing 4.000 acres of land, of which approximately 0.192 acres lies in a public road.