

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 10/11/2024

Grantor(s): Claudia Jacquelin Menjivar

Mortgagee: American Holly Properties, LLC, a Delaware Limited Liability Company

Recorded in: Clerk's File No. 245261

Property County: Austin County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Austin** County, Texas, being more particularly described as, **See Exhibit "A" attached hereto and made apart hereof.** (more particularly described in the Loan Documents).

Date of Sale: 1/6/2026

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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.

FILED

2025 DEC 16 PM 3:49

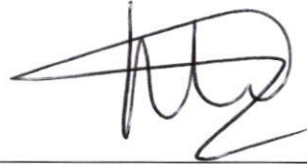
Diana Diaz
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2025-0042

The Mortgagee, whose address is:

American Holly Properties, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12/16/2025



**Megan Randle or Robert Randle or
Ebbie Murphy or Lucia Cortinas or
Michelle Figueroa or Enrique
Loera or Hans-Peter Ludwig or
Donna Brammer or Katrina
Rodriguez or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or
Tamiriramunashe Cathy Lee
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Rodolfo Pineda or
Karina Galvan or Ramon Guajardo
or Nailah Hicks or Alex Collazo or
Yajaira Garcia or Jennifer Nava or
Nicholas Wizig,
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

2025-0042

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 3.9837 ACRES OUT OF AND A PART OF LOT 22 OF GREEN ACRES SUBDIVISION IN THE CITY OF WALLIS IN THE C.C. ALLEN SURVEY, ABSTRACT 404, AUSTIN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17 AND 18 OF THE AUSTIN COUNTY PLAT RECORDS WHICH IS A REMAINDER OF THE ORIGINAL SO CALLED 4 ACRE TRACT AND 1 ACRE OFF THE EAST PORTION OF SAID LOT DESCRIBED IN INSTRUMENT RECORDED IN 2004, PAGE 805 OF THE DEED RECORDS OF AUSTIN COUNTY ALSO DESCRIBED IN CLERK'S FILE NO. 048096 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY SAID 3.9837 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a $\frac{3}{4}$ inch iron pipe found at the West corner of Lot 22 and the North Corner of Lot 23 of Green Acres Subdivision as delineated on map or plat recorded in Cabinet 1, Sheets 17 and 18 of the Map Records of Austin County whence the West corner of said subdivision bears South 44 degrees 59 minutes 06 seconds West -905.94 ft.;

THENCE North 44 degrees 59 minutes 06 seconds East with the Northwest boundary of said subdivision and Lot 22 a distance of 440.21 ft. to a $\frac{3}{4}$ inch iron pipe found at the North corner of Lot 22 and the West corner of Lot 21;

THENCE South 40 degrees 35 minutes 22 seconds East with the division line between Lots 21 and 22 a distance of 203.59 ft. to a $\frac{1}{2}$ inch iron rod found at the North corner of said 1 acre save and except tract;

THENCE South 44 degrees 59 minutes 53 seconds West with the Northwesterly line of said 1 acre save and except tract a distance of 150.00 ft. to a $\frac{1}{2}$ inch iron rod found at the West corner of said 1 acre save and except tract and a re-entrant corner of the herein described 3.9837 acre tract;

THENCE South 40 degrees 35 minutes 22 seconds East with the Southwesterly boundary of said 1 acre save and except tract a distance of 291.00 ft. to a $\frac{1}{2}$ inch Iron rod found marking the East corner of the herein described 3.9837 acre tract and the South corner of said 1 acre save and except tract in the Northwesterly right-of-way line of Blakley Road (50 ft right-of-way);

THENCE South 44 degrees 59 minutes 53 seconds West with the Northwesterly right-of-way line of Blakley Road a distance of 290.20 ft to a $\frac{3}{4}$ inch Iron pipe found at the South corner of Lot 22 and the herein described 3.9837 acre tract and marking the East corner of Lot 23 and the South corner of Lot 22;

THENCE North 40 degrees 35 minutes 22 seconds West with the division line between Lots 22 and 23 a distance of 494.48 ft. to the PLACE OF BEGINNING and contain 3.9837 acre of land and being known as 10369 Blakley Road, Wallis, Texas 77485.

Together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2013 Cavco Manufactured Home, Serial No. CAV150TX1210298AB.

2025-0042

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTE DESCRIPTION FOR A

0.244 ACRE TRACT OF LAND
SITUATED IN
THE JOHN NICHOLS LEAGUE, ABSTRACT-73
AUSTIN COUNTY, TEXAS
JUNE 2, 2003

BEING A 0.244 ACRE TRACT OR PARCEL OF LAND SEVERED FROM A 4.870 ACRE TRACT OF LAND OWNED BY SAMUEL GREEN JR. AND SITUATED IN THE JOHN NICHOLS LEAGUE, ABSTRACT NO. 73 IN AUSTIN COUNTY, TEXAS, AS RECORDED IN VOLUME 698 PAGE 847 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAID 0.244 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: THE BASIS OF BEARINGS IS NORTH 44 DEGREES 33 MINUTES 50 SECONDS WEST ALONG THE SOUTHWEST PROPERTY LINE)

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE SOUTHEASTERLY RIGHT OF WAY OF MILL CREEK ROAD, ALSO BEING THE NORTHERLY CORNER OF A 1.000 ACRE TRACT OF LAND OWNED BY HATTIE JEWEL BROWNING, AS RECORDED IN VOLUME 722 PAGE 31 OF THE DEED RECORDS OF AUSTIN COUNTY TEXAS, AND BEING THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 42 DEGREES 41 MINUTES 49 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD, A DISTANCE OF 100.00 FEET TO A SET 5/8 INCH CAPPED IRON ROD IN THE NORTHWESTERLY LINE OF THE SAID 4.870 ACRE GREEN TRACT, AND BEING THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 48 DEGREES 36 MINUTES 13 SECONDS EAST SEVERING THE SAID 4.870 ACRE GREEN TRACT A DISTANCE OF 102.88 FEET TO A SET 5/8 INCH CAPPED IRON ROD FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 42 DEGREES 57 MINUTES 24 SECONDS WEST SEVERING THE SAID 4.870 ACRE GREEN TRACT A DISTANCE OF 107.23 FEET TO A SET 5/8 INCH CAPPED IRON ROD, IN THE NORTHEASTERLY LINE OF THE SAID 1.000 ACRE BROWNING TRACT, AND BEING THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 44 DEGREES 33 MINUTES 50 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF THE SAID 1.000 ACRE BROWNING TRACT A DISTANCE OF 102.49 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 0.244 ACRE (10633.000 SQ FT) OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/08/2003 and recorded in Document 034104 real property records of Austin County, Texas.

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

Date: 01/06/2026

Time: 01:00 PM

Place: Austin County, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. *Obligations Secured.* The Deed of Trust executed by KEISCHA Y. TURNER AND KENNETH E. TURNER, provides that it secures the payment of the indebtedness in the original principal amount of \$78,656.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS-THROUGH TRUST VII-B (Pref) is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE NRZ PASS-THROUGH TRUST VII-B (Pref) c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

FILED

2025 DEC 11 AM 10:06

Debra Day
COUNTY CLERK
AUSTIN COUNTY, TEXAS

2025-0042

MWZ

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office
of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Deed of Trust Date: 7/29/2016 | Grantor(s)/Mortgagor(s): MATTHEW JAMES HALLIBURTON, A SINGLE MAN |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD. DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: NewRez LLC d/b/a Shellpoint Mortgage Servicing |
| Recorded in: Volume: N/A Page: N/A Instrument No: 163159 | Property County: AUSTIN |
| Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601 |
| Date of Sale: 2/3/2026 | Earliest Time Sale Will Begin: 1pm |
| Place of Sale of Property: Austin County Courthouse, 1 East Main, Bellville, TX 77418 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: 1.52 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN P. BORDEN SURVEY IN AUSTIN COUNTY, TEXAS, DESCRIBED IN A DEED FROM LESTER H. RUTHSTROM AND WIFE, DOROTHA P. RUTHSTROM TO HENRY DIRBA, DATED SEPTEMBER 27, 1979, RECORDED IN VOLUME 420, PAGES 5-7, OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Kathleen Adkins, Reid Ruple, Evan Press, Michael Kolak, Crystal Koza, Cary Corenblum, Joshua Sanders, Amy Beaulieu, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com LLC, Megan Randle, Ebbie Murphy, Robert Randle, Robert Randle or Ebbie Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 12/3/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 12/4/25



Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthymcclintock.com/>

FILED

2025 DEC -4 PM 1:30

MH File Number: TX-17-33011-POS
Loan Type: FHA

2025-0041


COUNTY CLERK
AUSTIN COUNTY, TEXAS

AUSTIN COUNTY, TEXAS
COUNTY CLERK
07:11 PM 12 NOV 2025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18883-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: 1/6/2026
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Austin County Courthouse, Texas, at the following location: 1 E Main St, Bellville, TX 77418 INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE
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:

LOT TWO (2), BLOCK ONE (1), NORTH 3RD STREET SUBDIVISION, AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 41, PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

Commonly known as: 214 N 3RD STREET SEALY, TX 77474

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/13/2024 and recorded in the office of the County Clerk of Austin County, Texas, recorded on 3/14/2024 under County Clerk's File No 241195, in Book -- and Page -- of the Real Property Records of Austin County, Texas.

| | |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grantor(s): | ANDREW ALFREDO CHAVEZ, A SINGLE MAN AND ARIANA AVILEZ, A SINGLE WOMAN |
| Original Trustee: | Kent M. Hanszen |
| Substitute Trustee: | Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Megan Randle-Bender aka Megan L. Randle, Chloe Christensen, Rebecca Bolton, Debby Jurasek, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Sheila Horak, Robin Johnson, Donna King, Ebbie Murphy, Jeff Benton, Pete Florez, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs |
| Original Mortgagee: | Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Connexions L.P its successors and assigns |
| Current Mortgagee: | Freedom Mortgage Corporation |
| Mortgage Servicer: | Freedom Mortgage Corporation |

2025-0040

T.S. #: 2025-18883-TX

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.

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 \$219,191.00, executed by ANDREW ALFREDO CHAVEZ, A SINGLE MAN AND ARIANA AVILEZ, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Connexions L.P 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

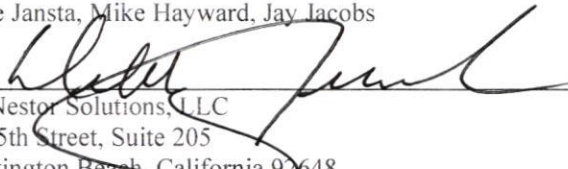
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

2025-0040

T.S. #: 2025-18883-TX

Dated: 11-24-25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Megan Randle-Bender aka Megan L. Randle, Chloe Christensen, Rebecca Bolton, Debby Jurasek, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Sheila Horak, Robin Johnson, Donna King, Ebbie Murphy, Jeff Benton, Pete Florez, Jennyfer Sakiewicz, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs



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:

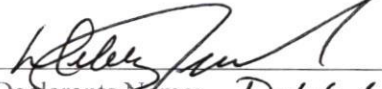
Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

2025-0040

T.S. #: 2025-18883-TX

CERTIFICATE OF POSTING

My name is Debby Jurasek, and my address is 1703 Schley Wharton TX 77481
declare under penalty of perjury that on 11-24-25 I filed at the office of
the Austin County Clerk and caused to be posted at the Austin County courthouse this notice of sale.


Declarants Name: Debby Jurasek
Date: 11-24-25

2025-0040