

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-21472-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: 4/7/2026
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Medina County Courthouse, Texas, at the following location: 1300 AVENUE M, HONDO, TX 78861 THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE
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:

Being 1.983 acres of land, more or less, and being out of and a part of Lot 22-A, Block 6, San Antonio Trust Subdivision, of lands in Medina County, Texas, a subdivision recorded in Volume 2, Pages 1-2 in the Medina County Deed and Plat Records, and being that same property conveyed in a Warranty Deed recoded in Volume 214, Page 572, in the deed Records of Medina County, Texas, said 1.983 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 22-A, same being the southwest corner of this 1.983 acres and the northwest corner of Lot 25-A, same also being the northeast corner of Lot 24- A and the southeast corner of Lot 21-A, same also being the Point of Beginning;

THENCE along the line common to this 1.983 acres and said Lot 21-A, North 00 degrees 10 minutes 47 seconds East (called North 00 degrees 02 minutes 51 seconds East), a distance of 315.80 feet (called 315.50 feet) to a 1/2 inch iron rod found for the northwest corner of this 1.983 acres, same being a southwesterly corner of the remainder of Lot 22-A;

THENCE along the North line of this 1.983 acres and severing said Lot 22-A, South 89 degrees 22 minutes 24 seconds East (called North 90 degrees 00 minutes 00 seconds East), a distance of 273.55 feet (called 273.70 feet) to a 1/2 inch iron rod found for the northeast corner of this 1.983 acres, same being in the West right-of-way line of Farm to Market Road 471 South (FM 471);

THENCE along the West right-of-way line of said FM 471, South 00 degrees 01 minutes 00 seconds East, a distance of 314.59 feet (called 315.50 feet) to a 1/2 iron rod found for the southeast corner of this 1.983 acres, same being in the North line of said Lot 25-A;

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THENCE along the line common to this 1.983 acres and said Lot 25-A, North 89 degrees 37 minutes 38 seconds West (called North 90 degrees 00 minutes 00 seconds West) a distance of 274.62 feet to the Point of Beginning, and containing 1.983 acres of land, more or less.

Commonly known as: 19391 FM 471 SOUTH NATALIA, TX 78059

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 11/2/2016 and recorded in the office of the County Clerk of Medina County, Texas, recorded on 11/3/2016 under County Clerk's File No 2016007723, in Book -- and Page -- of the Real Property Records of Medina County, Texas.

Grantor(s):	OSCAR TIJERINA, A SINGLE MAN
Original Trustee:	Chris Peirson
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guild Mortgage Company, a California corporation, 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.

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.

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Notice to Bidders - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$108,080.00, executed by OSCAR TIJERINA, A SINGLE MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Guild Mortgage Company, a California corporation, 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

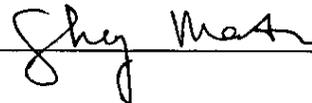
Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: 2/19/26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC

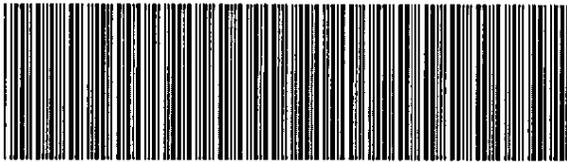
c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501



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



VG-42-2026-26-000027

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 26-000027

Foreclosure Posting

Recorded On: February 19, 2026 08:39 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000027
Receipt Number: 20260219000008
Recorded Date/Time: February 19, 2026 08:39 AM
User: Jaylen P
Station: cccash2

Record and Return To:

4 Martin Sisters, LLC



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX