

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-11604-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: 1/7/2025
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:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 2991 COUNTY ROAD 341 HONDO, TEXAS 78861

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 7/5/2018 and recorded in the office of the County Clerk of Medina County, Texas, recorded on 7/10/2018 under County Clerk's File No 2018005079, in Book – and Page – The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2022000519 and recorded on 1/19/2022 of the Real Property Records of Medina County, Texas.

Grantor(s): Robert F. Stuart and Sherri L. Stuart, husband and wife
Original Trustee: Allan B. Polunsky
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Troy Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez, Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Deborah Martin, Alexis Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Reyn Rossington, Mary C LaFond, Janice Stoner, Jeff Benton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage 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.

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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 by not limited to (1) the promissory note in the original principal amount of \$328,932.00, executed by Robert F. Stuart and Sherri L. Stuart, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Academy Mortgage 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

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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: 11/26/2024

Nestor Solutions, LLC, Auction.com, Troy Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez, Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Deborah Martin, Alexis Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Reyn Rossington, Mary C LaFond, Janice Stoner, Jeff Benton

Alexis Martin

Alexis Martin

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

T.S. #: 2024-11604-TX

CERTIFICATE OF POSTING

My name is Alexis Martin, and my address is 906^{w.} McDermatt Dr. S. 116-242 78013 ^{Allen, TX} I
declare under penalty of perjury that on November 26, 2024 I filed at the office of
the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.

Alexis Martin
Declarants Name: Alexis Martin
Date: 11/26/2024

EXHIBIT A

Field Notes of 6.56 acres out of a 24.847 acre tract, File # 2016007682 Official Public Records of Medina County, Texas and out of the King & Foster Survey 138, Abstract 1561, Medina County, Texas.

BEGINNING at a 5/8" iron pin found in the west line of County Road 341, for the southeast corner of a 37.393 acre tract, Volume 246, Page 855 Official Public Records of Medina County, Texas, for the northeast corner of the 24.847 acre tract, and the northeast corner of the subject tract, a 2 3/8" pipe post found for the lower northeast corner of the 37.393 acre tract bears N 14°31'35" W 97.27 feet

THENCE with the west line of County Road 341, the east line of the 24.847 acre tract, and generally with the fence S14°56'24" E 231.12 feet to a 5/8" found iron pin and S 09°39'00" E 208.38 feet to a 2 3/8" pipe post found for the southeast corner of the subject tract, a 3" pipe post found for an angle point in the east line of the 24.847 acre tract bears S 09°42'10" E 195.53 feet

THENCE generally with, the fence N 60°21'57" W 33.98 feet to a 4" pipe post, N 79°10'58" W 292.36 feet to a 3" pipe post, and N 62°05'21" W 68.45 feet to a 3" pipe post for a point in the south line of the subject tract

THENCE S 89°49'06" W 494.96 feet to a 5/8" iron pin set in the east line of Tract 1, Mi Tierra Subdivision Volume 7, Page 173 Plat Records of Medina County, Texas, in the west line of the 24.847 acre tract, and for the southwest corner of the subject tract, a 5/8" Iron pin found for the southwest corner of the 24.847 acre tract bears S 00°13'35" E 932.77 feet

THENCE N 00°13'35" W, generally with the fence, 324.13 feet to a 5/8" iron pin found in the south line of the 37.393 acre tract, for the northeast corner of Tract 1, Mi Tierra Subdivision, the northwest corner of the 24.847 acre tract, and the northwest corner of the subject tract, a 6/8" iron pin found for the northwest corner of Tract 1, MI Tierra Subdivision bears S 80°46'33" W 342.67 feet.

THENCE N 89°49'06" E, with the south line of the 37.393 acre tract and generally with the fence, 778.91 feet to the POINT OF BEGINNING. Surveyed on the ground May 16, 2017 for Thomas and Jacqueline Stoner. Bearings shown herein are based on WGS 84 from GPS observations



VG-42-2024-24-000148

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 24-000148

Foreclosure Posting

Recorded On: November 26, 2024 01:07 PM

Number of Pages: 6

" 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: 24-000148
Receipt Number: 20241126000029
Recorded Date/Time: November 26, 2024 01:07 PM
User: Kimberly B
Station: CCMARRIAGE1

Record and Return To:

ALEXIS MARTIN



**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