

T.S. #: 2026-21472-TX

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

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.

The undersigned, in accordance with Texas Property Code §51.0076, as attorney-in-fact for the Mortgagee or Mortgage Servicer, hereby removes the original trustee and any and all successor substitute trustees, and appoints in their stead: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

1. Date, Time, and Place of Sale.

Date: 8/4/2026

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.

2. Property To Be Sold. SEE ATTACHED EXHIBIT 'A'

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

3. 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 -- in the Real Property Records of Medina County, Texas.

Grantor(s):	OSCAR TIJERINA, A SINGLE MAN
Original Trustee:	Chris Peirson
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

4. 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. Pursuant to §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. Notice Regarding Federal Reporting Requirements. Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchasers should be prepared to provide beneficial ownership information as may be required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after 3/1/2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/re-faqs#D_5 or <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but 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 the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the indebtedness.

7. Mortgage Servicer Information. 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 administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents the current mortgagee, whose address is:

c/o Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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.

X Cassie Martin

Dated: 6/30/2026

NESTOR SOLUTIONS, LLC, as attorney-in-fact for
FREEDOM MORTGAGE CORPORATION

Christopher K. Baxter

By:

Christopher K. Baxter
Senior Vice President
Texas Bar No. 90001747
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

EXHIBIT A

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:

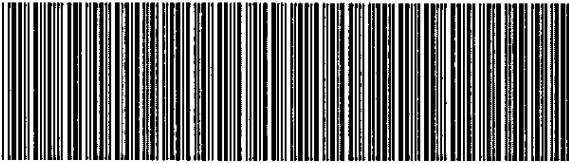
BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 22-A, same being the southwest corner of this 1.983 acres and the northwest corner of Lot 25-A, same also being the northeast corner of Lot 24- A and the southeast corner of Lot 21-A, same also being the Point of Beginning;

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;

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.



VG-42-2026-26-000128

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 26-000128

Foreclosure Posting

Recorded On: July 02, 2026 01:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

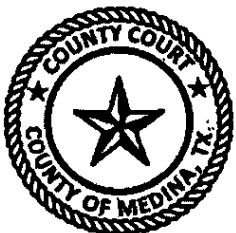
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000128
Receipt Number: 20260702000031
Recorded Date/Time: July 02, 2026 01:24 PM
User: Alexis M
Station: cccivil1

Record and Return To:

CASSIE 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