

25TX373-0579
1245 COUNTY ROAD 4516, CASTROVILLE, TX 78009

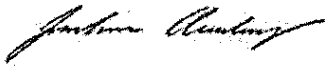
NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 7, BLOCK 2, VILLE D'ALSACE SUBDIVISION, UNIT 1, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 266, OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated July 25, 2022 and recorded on August 31, 2022 as Instrument Number 2022009294 in the real property records of MEDINA County, Texas, which contains a power of sale.
- Sale Information:** May 05, 2026, at 1:00 PM, or not later than three hours thereafter, at the area on the East side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, TX 78861, near the front entrance, 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 CYNTHIA AUBERTIN ROBERTSON AND JAMES J. ROBERTSON secures the repayment of a Note dated July 25, 2022 in the amount of \$284,000.00. 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 mortgagee. 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.
- Court Order** A Home Equity Foreclosure Order was signed on March 24, 2026 in the 454th District Court of Medina County under Cause No. 26-01-30093-VC. A copy of the Order is attached hereto.
- 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): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, 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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
Jake Troye, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Mary C. LaFond, Janice Stoner, Daniel McQuade, Reyn Rossington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Michelle Alnis, Anna Tomey, Nancy Gomez, Leo Gomez Ed Henderson, Lynn Bekken, Anita Shackelford, Stephanie Riojas, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 2nd day of April, 2026 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

CAUSE NO. 26-01-30093-CV

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING 1245 COUNTY ROAD	§	
4516, CASTROVILLE, TX 78009	§	
UNDER TEX. R. CIV. PROC. 736	§	
	§	
PETITIONER:	§	
	§	MEDINA COUNTY, TEXAS
FREEDOM MORTGAGE	§	
CORPORATION	§	FILED 3/24/2026 3:03:23 pm
	§	Cindy Fowler, District Clerk
	§	Medina County, Texas
RESPONDENT(S):	§	By: Cathy Pina, Deputy
	§	26-01-30093-CV
CYNTHIA AUBERTIN ROBERTSON	§	
AND JAMES J. ROBERTSON	§	454TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner’s motion for a default order granting its application for an expedited order under Rule 736. Petitioner’s application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

JAMES J. ROBERTSON 1245 COUNTY ROAD 4516 CASTROVILLE, TX 78009	CYNTHIA AUBERTIN ROBERTSON 1245 COUNTY ROAD 4516 CASTROVILLE, TX 78009
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Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 1245 COUNTY ROAD 4516, CASTROVILLE, TX 78009, with the following legal description:

LOT 7, BLOCK 2, VILLE D'ALSACE SUBDIVISION, UNIT 1, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 266, OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.

4. The lien sought to be foreclosed is indexed or recorded at and recorded in the real property records of MEDINA County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal.

Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this _____ day of 24MAR26, 20_____.



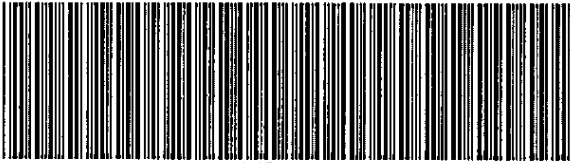
JUDGE PRESIDING

Approved:



Dustin C. George
Texas Bar No. 24065287
dgeorge@tmpllc.com
Jonathan Andring
Texas Bar No. 24094512
jandring@tmppllc.com
**TROMBERG, MILLER,
MORRIS & PARTNERS, PLLC**
6080 Tennyson Parkway Suite 100
Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner



VG-42-2026-26-000054

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 26-000054

Foreclosure Posting

Recorded On: April 02, 2026 12:12 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

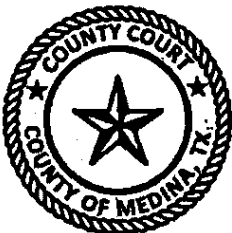
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 26-000054
Receipt Number: 20260402000043
Recorded Date/Time: April 02, 2026 12:12 PM
User: Alexis M
Station: cccivil1

Record and Return To:

Martin Terri



**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