

FILED
HAYS COUNTY, TEXAS
at 9:20 o'clock AM.

JUN 16 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

Elaine H. Cannon
COUNTY CLERK

Information regarding the indebtedness and lien that is the subject of this sale:

Note:

Date: May 5, 2021
Maker: Juan C. Avila Morales and Noel Avila-Morales
Payee: Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA
Original Principal Amount: \$331,500.00
Capital Farm Credit, FLCA Loan No. 5756050

Deed of Trust:

Date: May 5, 2021
Grantor: Juan C. Avila Morales and Noel Avila-Morales and spouse, Martha Ladino Sierra
Trustee: Ben R. Novosad
Recorded in: Document No. 21025072, Official Public Records of Hays County, Texas;
Document No. 2021106968, Official Public Records of Travis County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Tract 1: Being 10.389 acres of land, more or less, out of the Sarah Gainer Survey, Abstract No. 812, in Hays and Travis Counties, Texas, being that same tract of land referred to "Parcel 3" as conveyed to VSH Services and Projects, LLC by General Warranty Deed recorded in Document No. 21012596, Official Public Records, Hays County, Texas and Document No. 2021056860, Official Public Records, Travis County, Texas; said 10.389 acres more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Tract 2: Easement Estate for non-exclusive joint use access as created by and further described in that certain General Warranty Deed executed by SH Projects and Services, LLC to VSH Services and Projects, LLC, dated February 25, 2021 and recorded in Document No. 21012596, Official Public Records of Hays County, Texas and Document No. 2021056860, Official Public Records, Travis County, Texas; said easement estate being more particularly described in Exhibit "A2" attached hereto and made a part hereof.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements, structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Taylor Grantham, Angela Zavala, Michelle Jones, Sharlet Watts, Rick Zavala, and David Garvin; 8101 Boat Club Road, Suite 320; Fort Worth, TX 76179

Appointed by written instrument executed on June 11, 2026 by Capital Farm Credit, ACA as agent/nominee and recorded or to be recorded in the appropriate Official Public Records of Hays and Travis Counties, Texas.

Date of Sale: July 7, 2026, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Travis County, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Travis County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens or other matters affecting title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, ACA as agent/nominee for Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

Angela Zavala
Angela Zavala, Substitute Trustee

Please return File-Stamped Copy to:

John Shanklin
McCleskey, Harriger, Brazill & Graf, L.L.P.
5010 University, Ste. 500
Lubbock, TX 79413

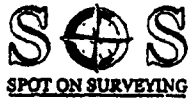


EXHIBIT "A"

PARTITION DESCRIPTION - PARCEL 3

Land Surveying & Mapping

BEING 10.389 ACRES OF LAND, MORE OR LESS, OUT OF THE SARAH GAINOR SURVEY, ABSTRACT NO. 812, SITUATED IN HAYS COUNTY, TEXAS, SAID 10.389 ACRES BEING A PORTION OF THAT 50.0035 ACRE TRACT CONVEYED TO DOUGLAS J. SHUMWAY, ENT, LLC AND THE FOUNDATION FOR A BETTER EARTH BY GENERAL WARRANTY DEED RECORDED AS INSTRUMENT NO 1800360, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (O.P.R.H.C.TX.) AND AS DOCUMENT NO 2018192333, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 10.389 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING at a found 1/2" iron pipe, said point being accepted as a point in the Southwesterly limits of that 192 acre tract conveyed to Edward A. Freeman, Theima A. (Freeman) Wilkins, Terry Joe (Freeman) Morris, Deloris J. Freeman, Sallie E. Freeman and Charlene Neal Freeman by Revocable Transfer on Death Deed recorded as Document No 2019161254, (O.P.R.T.C.TX.), also being accepted as the most Easterly corner of that 125 acre tract conveyed to William J. Miller and wife, Carmen G. Miller by Warranty Deed with Vendor's Lien as Document No. 91107611 in Volume 11579, Page 1359, Real Property Records, Travis County, Texas (R.P.R.T.C.TX.) and Volume 904, Page 463, (O.P.R.H.C.TX.), also being accepted as the most Northerly corner of said 50.0035 acre tract, for the most Northerly corner hereof;

THENCE S 46° 25' 07" E, 434.02 feet leaving the Southeasterly limits of said 125 acre tract, with the common Southwesterly limits of said 192 acre tract and the Northeasterly limits of said 50.0035 acre tract to a set 5/8" iron rod with cap stamped "SPOT ON SURVEYING". (SIRC), said point being set at a point of intersection with a line being parallel with and 391.32 feet Northwesterly of the Southeasterly limits of said 50.0035 acre tract, said point being set as the most Northerly corner of Parcel 4, a 10.398 acre parcel being partitioned out of said 50.0035 acre tract, (not yet recorded), for the most Easterly corner hereof;

THENCE leaving the Southwesterly limits of said 192 acre tract, through the interior of said 50.0035 acre tract, with the common limits of said Parcel 4 and Parcel 3, the following three (3) courses

1. S 43° 07' 18" W, 953.98 feet, with said parallel line, to a (SIRC);
2. N 46° 52' 42" W, 140.70 feet to a (SIRC), said point being set at a point of intersection with a line being parallel with and 302.02 feet Northwesterly of the Southeasterly limits of said 50.0035 acre tract,
3. S 43° 07' 18" W, 1,675.03 feet, with said parallel line, to a (SIRC), said point being set as a point in the common Northeasterly Right of Way limits of Schubert Drive and the Southwesterly limits of said 50.0035 acre tract, for the most Westerly corner of said Parcel 4 and the most Southerly corner hereof.

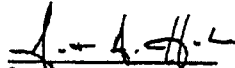
THENCE N 45° 48' 55" W, 30.00 feet with the common Northeasterly Right of Way limits of said Schubert Drive and the Southwesterly limits of said 50.0035 acre tract to a (SIRC), said point being set at a point of intersection with a line being parallel with and 30.00 Northwesterly of the previously described line, said point being set as the most Southerly corner of Parcel 2, a 10.535 acre parcel being partitioned out of said 50.0035 acre tract, (not yet recorded), for the most Westerly corner hereof;

THENCE leaving the Northeasterly Right of Way limits of said Schubert Drive, through the interior of said 50.0035 acre tract, with the common limits of said Parcel 2 and said Parcel 3, the following two (2) courses

1. N 43° 07' 18" E, 1,724.07 feet, with said parallel line, to a (SIRC),
2. N 46° 52' 42" W, 264.98 feet to a (SIRC), said point being set as a point in the common Southeasterly limits of said 125 acre tract and the Northwesterly limits of said 50.0035 acre tract.

EXHIBIT "A"

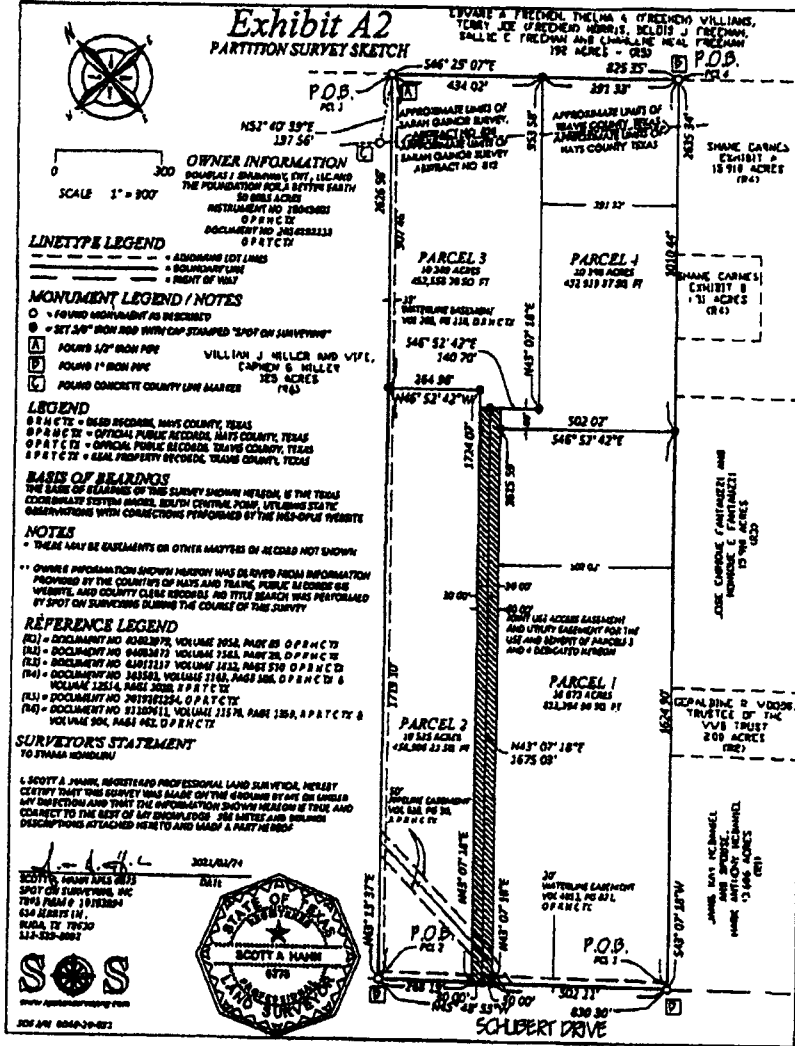
THENCE N 43° 13' 37" E, 907.46 feet with the common Southeastery limits of said 125 acre tract and the Northwestery limits of said 50.0035 acre tract to the POINT OF BEGINNING hereof, containing a calculated area of 452,553.24 sq. ft. 10.389 acres said field notes being described in accordance with a survey made on the ground by me or under my direction. See Exhibit "A" Partition Survey Sketch attached hereto and made a part hereof. All bearings shown are based on NAD 83 Texas State Plane Coordinate System, South Central Zone. All distances shown are surface or ground distances.


Scott A. Mann, RPLS 6375
Spot On Surveying, Inc.
614 Jerry's Lane
Buda, TX 78610
(512)523-8092
TRPLS Firm# 10193894
SOS J/N: 0048-20-031-PARCEL 3



January 27, 2021

Date



#37 Pg 1

FILED
HAYS COUNTY, TEXAS
at 10:58 o'clock A.M.

JUN 11 2026

T.S. #: 2026-21387-TX

Elaine A. Cardenas

COUNTY CLERK

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: 7/7/2026

Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

Place: Hays County Courthouse, Texas, at the following location: 712 South Stagecoach Trail, San Marcos, TX 78666 THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, 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. LOT 21, BLOCK L, POST OAK SUBDIVISION, PHASE 6, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 11, PLAT RECORDS, HAYS COUNTY, TEXAS.

Commonly known as: 149 ALPHA KYLE, TX 78640

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/10/2024 and recorded in the office of the County Clerk of Hays County, Texas, recorded on 10/15/2024 under County Clerk's File No 24039711, in Book - and Page -- in the Real Property Records of Hays County, Texas.

Grantor(s):	Leopoldo Palacios Jr, an unmarried man
Original Trustee:	Independence Title
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for THE TURNKEY FOUNDATION, INC., DBA ARBOR FINANCIAL GROUP, 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/rre-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 \$340,000.00, executed by Leopoldo Palacios Jr, an unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for THE TURNKEY FOUNDATION, INC., DBA ARBOR FINANCIAL GROUP, 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.

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



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

Dated: 6/3/2026

FILED
HAYS COUNTY, TEXAS
at 11:05 o'clock A.M.

JUN 11 2026

26-002009-TX
1608 ARBOR KNOT DRIVE, KYLE, TX 78640

NOTICE OF FORECLOSURE SALE

Elaine H. Carmona
COUNTY CLERK

Property:

The Property to be sold is described as follows:

LOT 13, BLOCK E, BROOKSIDE PHASE 3, A SUBDIVISION IN HAYS COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN DOCUMENT NO. 18044231, MAP AND PLAT RECORDS, HAYS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 11, 2021 and recorded on February 22, 2021 as Instrument Number 21007864 in the real property records of HAYS County, Texas, which contains a power of sale.

Sale Information:

July 07, 2026, at 12:00 PM, or not later than three hours thereafter, at the front steps of the Hays County Government Building, 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 PAUL ALLAN MCLEAN II AND PATRICIA KATHRYN MCLEAN secures the repayment of a Note dated February 11, 2021 in the amount of \$241,433.00. U.S. BANK TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, whose address is c/o NewRez, LLC d/b/a Shellpoint Mortgage Servicing, PO Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and NewRez, LLC d/b/a Shellpoint Mortgage Servicing 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.

Substitute Trustee:

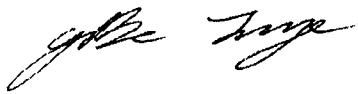
In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



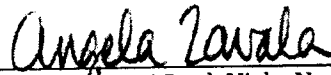
Substitute Trustee(s): Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Auction.com, LLC, Dustin George

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



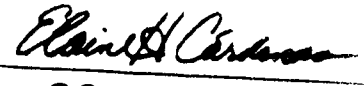
Substitute Trustee(s) Aarti Patel, Violet Nunez, Daniel McQuade, Marcela Cantu, Erika Aguirre, Cary Corenblum, Joshua Sanders, Aleena Litton, Sharlett Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr., Taylor Grantham, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 11th day of June, 2026, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HAYS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED
HAYS COUNTY, TEXAS
at 10:58 o'clock A.M.
JUN 11 2026

T.S. #: 2026-20848-TX



COUNTY CLERK

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: 7/7/2026

Time: The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

Place: Hays County Courthouse, Texas, at the following location: 712 South Stagecoach Trail, San Marcos, TX 78666 THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, 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. 6B IN BLOCK 3 OF THE FAIRLAWN ADDITION AS SHOWN ON THE RE-SUBDIVISION PLAT RECORDED IN VOLUME 13, PAGE 365 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Commonly known as: 1004 HACKBERRY ST SAN MARCOS, TX 78666

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 3/25/2024 and recorded in the office of the County Clerk of Hays County, Texas, recorded on 3/26/2024 under County Clerk's File No 24010743, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument no. 25027082 and recorded on 07/24/2025. in the Real Property Records of Hays County, Texas.

Grantor(s):	JOSE LOPEZ AND JESSICA MOLINA AKA JESSICA LOPEZ, HUSBAND AND WIFE
Original Trustee:	BLACK, MANN & GRAHAM, L. L. P.
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG MORTGAGE, INC. dba CMG HOME LOANS., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2026-20848-TX

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/rre-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 \$310,000.00, executed by JOSE LOPEZ AND JESSICA MOLINA AKA JESSICA LOPEZ, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for CMG MORTGAGE, INC. dba CMG HOME LOANS., 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.

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



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

Dated: 6/4/2026

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052

#40 Pg 1

FILED
HAYS COUNTY, TEXAS
at 11:05 o'clock A.M.

JUN 11 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEFAULT having been made in the payment of the note described in ~~the~~ Deed of Trust executed by **ORFA PEREZ ALVARADO, an Individual**, dated June 21, 2023, and duly filed for record on June 23, 2023, in the Office of the County Clerk of Hays County, Texas under Hays County Clerk's File No. **23022456** of the Deed of Trust Records of Hays County, Texas, conveying to **MATT L. JANNER, Trustee**, the following described real property and improvements thereon in Hays County, Texas, to-wit:

Elizabeth C...
COUNTY CLERK

BEING Lots 2-3, Block 11, C D WALLACE GEO #33751073, a Subdivision in the City of San Marcos, Hays County, Texas, according to the map or plat thereof recorded in Volume 136, Page 110, Deed Records, Hays County, Texas; and

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **MATT L. JANNER**, as Trustee and appointed:

**Taylor Grantham
Angela Zavala
Michelle Jones
Sharlet Watts; or
Richard Zavala**

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, pursuant to Section 51.002(a) of the Texas Property Code, if the first Tuesday of a month occurs on January 1 or July 4, a public sale under Subsection (a) must be held between 10:00 a.m. and 4:00 p.m. on the first Wednesday of the month;

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on

JULY 7, 2026

to commence at the hour of 1:00 o'clock p.m., or within three (3) hours thereafter (but prior to 4:00 p.m.), on said day, sell the above described property to the highest bidder for cash at the following



location:

On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or refiling may be after the date originally scheduled for this sale.

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 described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of 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 terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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The name and address of the sender of this Notice are:

SCF Jake, LP
1302 Waugh Drive, Suite 831
Houston, Texas 77019

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.

Angela Zavala

~~Taylor Grant Ham~~

Angela Zavala

Michelle Jones

Sharlet Watts; or

Richard Zavala

Substitute Trustee(s)

Address for Substitute Trustees

5325 Katy Freeway, Suite Two

Houston, Texas 77007

Robert A. Schlanger
Attorney for Substitute Trustees
5325 Katy Freeway, Suite Two
Houston, Texas 77007
(713) 626-2333

JUN 10 2026

Clair S. Cardenas
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES L.L.C.

Note: ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$125,000.000)

Deed of Trust

Date: OCTOBER 6, 2021

Grantor: JESUS MANUEL ZARAGOZA SALAZAR & ELIZABETH
VAZQUEZ SANCHEZ

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 21055430

Property: Lot 8 Blk D of EL DORADO a recorded subdivision in
Hays County, Texas in in the Plat Records of Hays County, Texas in
Instrument number 21036499.

County: HAYS

Trustee's/Substitute Trustee's Name: BEAU S. KING / SHARON TATE

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): JULY 7, 2026

Time of Sale: The sale shall begin no earlier than 10:00AM or no later than three
hours thereafter.

Place of Sale: HAYS COUNTY GOVERNMENT CENTER 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, or as designated by the County Commissioners' Court

BEAU S. KING is Trustee under the Deed of Trust/Mortgagee has appointed SHARON TATE as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.


SHARON TATE, Trustee

ACKNOWLEDGMENT

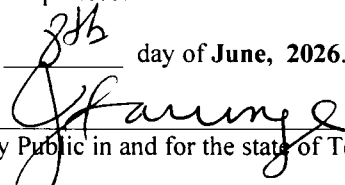
THE STATE OF TEXAS

COUNTY OF HARRIS:

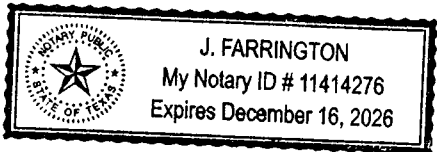
Before me the undersigned authority, on this day appeared SHARON TATE, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 28th day of June, 2026.

My commission Expires: 12/16/2026


Notary Public in and for the state of Texas

Notary's Printed name: J. Farrington



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FILED
HAYS COUNTY, TEXAS
at 8:36 o'clock P. M.

JUN 10 2026

Clair C. Carls
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES L.L.C.

Note: ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$125,000.00)

Deed of Trust

Date: SEPTEMBER 21, 2021

Grantor: MELVIN ALEXO VILLALOBOS FERRUFINO & JULIA JACINTA
ORTIZ ESTRADA

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 21052431

Property: Lot 11 Blk D of EL DORADO a recorded subdivision in
Hays County, Texas in in the Plat Records of Hays County, Texas in
Instrument number 21036499.

County: HAYS

Trustee's/Substitute Trustee's Name: BEAU S. KING / SHARON TATE

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): JULY 7, 2026

Time of Sale: The sale shall begin no earlier than 10:00AM or no later than three
hours thereafter.

Place of Sale: HAYS COUNTY GOVERNMENT CENTER 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, or as designated by the County Commissioners' Court

BEAU S. KING is Trustee under the Deed of Trust/Mortgagee has appointed SHARON TATE as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The Sale will begin at the Time of Sale or not later than three hours thereafter.


SHARON TATE, Trustee

ACKNOWLEDGMENT

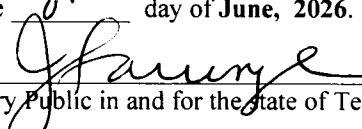
THE STATE OF TEXAS

COUNTY OF HARRIS:

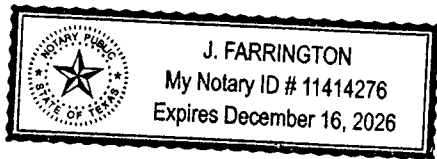
Before me the undersigned authority, on this day appeared SHARON TATE, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of **June, 2026**.

My commission Expires: 12/16/2026


Notary Public in and for the state of Texas

Notary's Printed name: J. Farrington



JUN 10 2026

Sharon Tate

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 8th, 2026

Trustee: BEAU S. KING

Mortgage: SUNBELT ESTATES L.L.C.

Note: ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$125,000.00)

Deed of Trust

Date: SEPTEMBER 28, 2021

Grantor: FELICIANO ALBITER OSORIO & ERIKA CASAS OSORIA

Mortgage: SUNBELT ESTATES L.L.C.

Recording Information: 21053718

Property: Lot 18 Blk D of EL DORADO a recorded subdivision in
Hays County, Texas in in the Plat Records of Hays County, Texas in
Instrument number 21036499.

County: HAYS

Trustee's/Substitute Trustee's Name: BEAU S. KING / SHARON TATE

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): JULY 7, 2026

Time of Sale: The sale shall begin no earlier than 10:00AM or no later than three
hours thereafter.

Place of Sale: HAYS COUNTY GOVERNMENT CENTER 712 SOUTH
STAGECOACH TRAIL, SAN MARCOS, TX 78666, or as designated by the County
Commissioners' Court

BEAU S. KING is Trustee under the Deed of Trust/Mortgagee has appointed SHARON TATE as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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SHARON TATE, Trustee

ACKNOWLEDGMENT

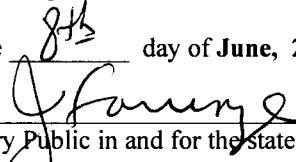
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **SHARON TATE, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 8th day of **June, 2026**.

My commission Expires: 12/16/2026


Notary Public in and for the state of Texas

Notary's Printed name: J. Farrington

