

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 2:00 O'CLOCK P M

FEB 10 2026

T.S. #: 2025-19857-TX

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By SN

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: Angelina County Courthouse, Texas, at the following location: **THE ANGELINA COUNTY COMMISSIONERS COURTROOM AND ANNEX LOCATED AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; AND THE FRONT STEPS OF THE ENTRANCE TO THE ANGELINA COUNTY COMMISSIONER'S COURT AND ANNEX AS THE ALTERNATE PLACE WHENEVER THE SALE FALLS ON A DATE WHEN THE COMMISSIONER'S COURT AND ANNEX IS CLOSED.** 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:

Please see "Exhibit A"

Commonly known as: 422 YORK DR LUFKIN, TX 75901

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **9/30/2024** and recorded in the office of the County Clerk of Angelina County, Texas, recorded on **10/1/2024** under County Clerk's File No **2024-450648**, in Book -- and Page -- of the Real Property Records of Angelina County, Texas.

Grantor(s): **Johnny Sanford, an unmarried man**
Original Trustee: **Robert K. Fowler**
Substitute Trustee: **Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting, Abstracts/Trustees of Texas, LLC, Sheryl La Mont, Heather Golden, Harriett Fletcher, Kara Riley, Debby Akens, Jabria Foy, Sharon St. Pierre**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for MID-CONTINENT FUNDING, INC., 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.

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 but not limited to (1) the promissory note in the original principal amount of \$179,900.00, executed by Johnny Sanford, an unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for MID-CONTINENT FUNDING, INC., 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:

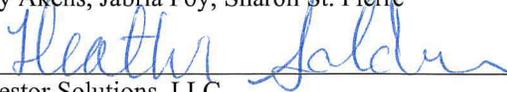
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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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: 2-10-26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting, Abstracts/Trustees of Texas, LLC, Sheryl La Mont, Heather Golden, Harriett Fletcher, Kara Riley, Debby Akens, Jabria Foy, Sharon St. Pierre



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

EXHIBIT "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the J. L. QUINALTY SURVEY, ABSTRACT NO. 40 and being a part or portion of that certain called 3.1 acre tract (gross) conveyed to James D. Kirkland in the document recorded in Volume 837 on Page 49 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in York Drive for the Northeast corner of the said 3.1 acre tract, from which a 3/4" iron pin found for reference bears S 20° 00' 00" E 25.00 feet;

THENCE, along the East boundary line of the said 3.1 acre tract and in part along the West boundary line of Inwood Terrace Subdivision recorded in Cabinet A on Slide 08-B of the Map or Plat Records of the said County, S 20° 00' 00" E at 233.00 feet a point for the Northeast corner of a called 1.9808 acre tract conveyed to John E. Shadow, et ux in the document recorded in Volume 1081 on Page 518 of the said Real Property Records, from which a chain link fence post for reference bears N 70° 18' W 0.3 feet;

THENCE, across the said 3.1 acre tract and along the North boundary line of the said 1.9808 acre tract, S 70° 00' 00" W at 105.00 feet a point for the Southeast corner of a called 0.554 acre tract conveyed to Ramsay Roach, et ux in the document recorded in Volume 311 on Page 442 of the Deed Records of the said County, from which a chain link fence post for reference bears N 54° 40' W 0.4 feet;

THENCE, continuing across the said 3.1 acre tract and along the East boundary line of the said 0.554 acre tract, N 20° 00' 00" W, at 200.00 feet pass on line a 3/4" iron pin found for reference, at 233.00 feet a point on the North boundary line of the said 3.1 acre tract and in the said York Drive for the Northeast corner of the called 0.554 acre tract;

THENCE, along the said North boundary line of the said 3.1 acre tract and within the ROW of the said York Drive, N 70° 00' 00" E at 105.00 feet the POINT AND PLACE OF BEGINNING and containing 0.552 acres of land, more or less, of which 0.071 acre lies within the ROW of York Drive.