

FILED
AT 11:01 O'CLOCK A.M.

FEB 26 2026

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

By _____

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2026-21477-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: 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, LIFKIN, 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:

TRACT ONE - FEE SIMPLE ESTATE:

All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas and being Lot No. Thirty-Two (32) of Live Oak Development, a Subdivision to Angelina County, Texas as the same appears upon the official map or plat, which is of record in Cabinet D, Slide 135-A & 135-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

TRACT TWO- EASEMENT ESTATE:

Being a Non-exclusive Access Easement in and to the Fifty (50) Foot private street known as White Oak Loop in Live Oak Development, a subdivision in Angelina County, Texas of record in Cabinet D, Slide 135- A & 135-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

Commonly known as: 130 WHITE OAK LOOP LUFKIN, TX 75901

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 10/9/2014 and recorded in the office of the County Clerk of Angelina County, Texas, recorded on 10/14/2014 under County Clerk's File No 2014-00322014, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2020-394076 and recorded on 05/28/2020 and Loan Modification recorded as Instrument 2025-462008 and recorded on 08/29/2025 of the Real Property Records of Angelina County, Texas.

Grantor(s): Keri Carter, joined herein pro forma by her husband, Chadwick Carter
Original Trustee: Allan B. Polunsky

Resolve

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Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX 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 Bridgeview Bank Mortgage Company, LLC, a Limited Liability Company, 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.

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 by not limited to (1) the promissory note in the original principal amount of \$219,451.00, executed by Keri Carter, joined herein pro forma by her husband, Chadwick Carter, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Bridgeview Bank Mortgage Company, LLC, a Limited Liability Company, its successors and assigns; (2) all renewals and

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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

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: Feb 26/26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX 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

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CERTIFICATE OF POSTING

My name is Heather Golden, and my address is 24114 Fm 15 Troup Tr 75787. I declare under penalty of perjury that on Feb 26 2026 I filed at the office of the Angelina County Clerk and caused to be posted at the Angelina County courthouse this notice of sale.

Heather Golden

Declarants Name: Heather Golden

Date: Feb 26 2026