

2025 DEC -4 PM 12:21

#115

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18391-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: 1/6/2026
Time: The earliest time the sale will begin is 11:00 AM , or within three (3) hours after that time.
Place: Hill County Courthouse, Texas, at the following location: 1 North Waco Street, Hillsboro, TX 76645 EAST DOOR OF THE HILL COUNTY COURTHOUSE
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:

See Attached Exhibit "A"

Commonly known as: 108 BEARD DRIVE ITASCA, TX 76055

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 5/2/2022 and recorded in the office of the County Clerk of Hill County, Texas, recorded on 5/4/2022 under County Clerk's File No 00135326, in Book 2186 and Page 668 of the Real Property Records of Hill County, Texas.

Grantor(s):	CARA LEANNE NIEMAN AND MATTHEW TAYLOR NIEMAN, WIFE AND HUSBAND
Original Trustee:	BLACK, MANN & GRAHAM, LLP.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kam Cook, David Teel, Margot Foster, Lori Garner, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HOME POINT FINANCIAL CORPORATION., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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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.

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 \$232,323.00, executed by CARA LEANNE NIEMAN AND MATTHEW TAYLOR NIEMAN, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HOME POINT FINANCIAL CORPORATION., 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

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.

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Dated: 12/4/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kam Cook, David Teel, Margot Foster, Lori Garner, Brandy Bacon, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Resolve Trustee Services, LLC



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 a 0.277 acre tract of land situated in the A RENSHAW SURVEY, ABSTRACT NUMBER 779, in the City of Itasca, Hill County, Texas, being Lot 11, and a portion of Lot 10, Ira Beard Addition, Section 1, an addition in the City of Itasca, Hill County, Texas, according to the plat thereof recorded in Volume 437, Page 530, Deed Records, Hill County, Texas, being that same tract of land described in a deed to Benjamin J. Campbell, recorded in Volume 2033, Page 768, Deed Records, Hill County, Texas, and being more particularly described by meters and bounds as follows:

BEGINNING at an iron rod found for the common corner of said Lot 11, and Lot 12, of said Ira Beard Addition, Section 1, being in the south right-of-way line of Beard Drive (50 foot wide public right-of-way), being the northeast corner of that certain tract of land described in a deed to Pauline Johnson, Estate;

THENCE S 65°09'04" E, along the north line of said Lot 11, and along the south right-of-way line of said Beard Drive, passing a railroad spike found for the common corner of said Lot 11, and said Lot 10, at a distance of 75.26 feet, and continuing a total distance of 112.50 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Campbell tract, and a tract of land in a deed to Clay Dean Hamilton, recorded in Volume 1615, Page 469, Deed Records, Hill County, Texas;

THENCE S 26°42'39" W, crossing said Lot 10, and along the common line of said Campbell tract, and said Hamilton tract, a distance of 109.10 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Campbell tract, and said Hamilton tract, and Lot 8, of said Ira Beard Addition, Section 1, said point being in the north line of a tract of land described in a deed to Charles Mitchell and Lisa Mitchell, Revocable trust, recorded in Volume 2148, Page 553, Deed Records, Hill County, Texas;

THENCE N 63°17'21" W, along the common line of said Lot 10, and said Lot 8, passing the common corner of said Lot 10, and said Lot 11, passing the common corner of said Lot 8, and Lot 7, of said Ira Beard Addition, Section 1, and continuing a total distance of 112.44 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Campbell tract, and said Johnson tract, same being the common corner of said Lot 11, and said Lot 12;

THENCE, N 26°42'39" E, along the common line of said Lot 11, and said Lot 12, a distance of 105.44 feet to the POINT OF BEGINNING and containing 12,061 square feet or 0.277 acres of land more or less.