

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: 11/3/2026

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

Place: Navarro County Courthouse, Texas, at the following location: 800 N. Main, Corsicana, TX 75110
THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE,
CORSICANA, TEXAS, 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. SEE EXHIBIT A

Commonly known as: 1108 HIDDEN HILLS DR CORSICANA, TX 75110-9564

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 7/25/2023 and recorded in the office of the County Clerk of Navarro County, Texas, recorded on 7/27/2023 under County Clerk's File No 2023-006887, in Book -- and Page -- in the Real Property Records of Navarro County, Texas.

Grantor(s): ALEJANDRO JONES, AN UNMARRIED MAN

Original Trustee: Chris A. Peirson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for
Draper and Kramer Mortgage Corp., its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

26-110
FILED FOR RECORD
AT 1:30 O'CLOCK P.M.

SEP 10 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY AD DEPUTY

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 \$224,852.00, executed by ALEJANDRO JONES, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Draper and Kramer Mortgage Corp., 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: 9/8/2026

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

T.S. #: 2026-23360-TX

Posted by: Sharon St. Pierre
9/10/2026 Sharon St. Pierre
Substitute Trustee

0.882 ACRES

EXHIBIT "A" — A-299

NAVARRO COUNTY, TEXAS

All that certain lot, tract or parcel of land situated in Navarro County, Texas on the R. R. Goodloe Survey, A-299 and being a part of Lot 49 and Lot 50, Hidden Hills Estates, Phase II as shown by plat recorded in Volume 6, Page 43 of the Navarro County Plat Records and also being the same land described in deed recorded in Volume 1736, Page 50 of the Official Public Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at the North corner of this tract, the East corner of the Fred Lagomarsino tract recorded in Volume 1343, Page 736 and in the Southwest line of Lot 37; WITNESS: Found 1" pipe at the North corner of Lot 50, North 30 degrees 13 minutes 10 seconds West 109.52 feet;

THENCE SOUTH 30 degrees 19 minutes 54 seconds East 120.43 feet to a 1/4" iron rod found at the North corner of the Benny Colburn tract recorded in Volume 1672, Page 821 and in the West line of Lot 38; WITNESS: Found 1" pipe at the East corner of Lot 49, South 29 degrees 49 minutes 30 seconds East 19.96 feet;

THENCE SOUTH 59 degrees 42 minutes 26 seconds West 286.70 feet to a point in the centerline of a 50 foot wide easement (Hidden Hills Drive); WITNESS: Found 1/2" iron rod North 59 degrees 42 minutes 26 seconds East 24.28 feet from which a 1" pipe which is an offset corner of the South corner of Lot 49 bears South 34 degrees 10 minutes 28 seconds East 20.08 feet;

THENCE along the centerline of easement (Hidden Hills Drive) North 34 degrees 10 minutes 28 seconds West 57.42 feet to a point for corner and North 46 degrees 00 minutes 23 seconds West 70.76 feet to a point for corner at the West corner of this tract and the South corner of the Lagomarsino tract; WITNESS: Found 1/2" iron rod North 59 degrees 40 minutes 38 seconds East 25.37 feet;

THENCE NORTH 59 degrees 40 minutes 38 seconds East 333.60 feet to the place of beginning and containing 0.882 acres of land of which approximately 0.07 acres lies in the 50 foot easement.