

**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 and/or Mortgage Servicer does hereby remove the original trustee 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, Megan Randle-Bender, Chloe Christensen, Rebecca Bolton, or any one of them, c/o Nestor Solutions, LLC, at 214 5<sup>th</sup> Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the Deed of Trust, and further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**1. Date, Time, and Place of Sale.**

**Date:** 6/2/2026

**Time:** The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.

**Place:** Lavaca County Courthouse, Texas, at the following location: THE SOUTH SIDE OF THE WEST FRONT DOOR OF LAVACA COUNTY COURTHOUSE ANNEX, 412 NORTH TEXANA, HALLETTSVILLE, TX, 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:** 210 S AVE E SHINER, TX 77984

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 4/21/2023 and recorded in the office of the County Clerk of Lavaca County, Texas, recorded on 4/21/2023 under County Clerk's File No 255569, in Book 971 and Page 389 in the Real Property Records of Lavaca County, Texas.

<b>Grantor(s):</b>	<b>LARRY VALIS, UNMARRIED MAN.</b>
<b>Original Trustee:</b>	Barbara Jones
<b>Original Mortgagee:</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Thrive Mortgage, LLC, its successors and assigns
<b>Current Mortgagee:</b>	Freedom Mortgage Corporation
<b>Mortgage Servicer:</b>	Freedom Mortgage Corporation

**Filed**  
11:29  
**APR 07 2026**  
**BARBARA K. STEFFEK, CLERK**  
**COUNTY COURT, LAVACA CO., TX**  
By *Barbara Steffek* 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](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 therein described (collectively the "Obligations") including but not limited to: (1) the promissory note in the original principal amount

of \$177,693.00, executed by LARRY VALIS, UNMARRIED MAN., and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Thrive Mortgage, LLC, 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. Default has occurred on the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy the said 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 to administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, is representing 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: \_\_\_\_\_

Dated: 4/1/2026

Christopher K. Baxter, Esq. SBOT 90001747  
Senior Vice President  
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.

# EXHIBIT "A"

## 0.142 ACRE TRACT

### Field Notes Description

A 0.142 Acre Tract, more or less, being out of the A.G. Falcher Survey, Abstract 187, being out of a 48' X 136' tract and a 56' X 136' tract, in Block 35 of the M. Richter Addition, recorded in Volume 74, Page 568 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

**COMMENCING:** at a found 1/2 inch iron pipe (T=13,796,539.54, X=2,353,261.23); being in the South right of way line of Avenue B (US Highway 90A), same being the Northeast corner of a 0.489 acre tract, recorded in Volume 104, Page 123, Deed Records of Lavaca County, Texas;

**THENCE:** N 45°44'29" W - 104.00 feet to a set 3/8" Nail, for the **POINT OF BEGINNING**, being in the South right of way line of said Avenue B, same being the Northwest corner of said 0.489 acre tract, same being the Northeast corner of said 48' x 136' tract, being the Northeast corner of this herein described tract;

**THENCE:** S 44°06'21" W - 136.00 feet with the West line of said 0.489 acre tract and the East line of said 48' x 136' tract, to a set 5/8 inch iron rod with cap, being the Southeast corner of said 48' x 136' tract, same being the Northeast corner of a 42' x 104' tract, recorded in Volume 74, Page 568, Deed Records of Lavaca County, Texas, being the Southeast corner of this herein described tract;

**THENCE:** N 45°44'21" W - 49.83 feet with the South line of said 48' x 136' tract and a 56' x 136' tract, recorded in Volume 74, Page 568, Deed Records of Lavaca County, Texas, same being the North line of said 42' x 104' tract, to a set 5/8 inch iron rod with cap, being the Southwest corner of this herein described tract;

**THENCE:** N 44°58'16" E - 46.13 feet across said 56' x 136' tract, to a set 5/8 inch iron rod with cap, being an angle corner of this herein described tract;

**THENCE:** N 86°56'04" E - 8.30 feet crossing the common boundary line of said 56' x 136' tract and 48' x 136' tract, to a set 5/8 inch iron rod with cap, being an angle corner of this herein described tract;

**THENCE:** N 44°37'56" E - 83.77 feet across said 48' x 136' tract, to a set 5/8 inch iron rod with cap, being in the South right of way line of said Avenue B, same being the North line of said 48' x 136' tract, being the Northwest corner of this herein described tract;

**THENCE:** S 45°44'29" E - 42.53 feet with the North line of said 48' x 136' tract and the South right of way line of said Avenue B, to the **POINT OF BEGINNING**, containing within these metes and bounds a 0.142 acre tract, more or less.

**NOTE:** A Survey Plat representing a graphic image of this description styled as "0.142 ACRE TRACT" accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in all future conveyances, without any revisions or deletions. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for encumbrances or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

April 6, 2016

Job No. 1603009  
CB

  
COLE E. BARTON  
R.P.L.S. No. 6368



Being the same land described in that certain deed dated October 14, 2016, from Janice M. Fric to Mark J. Baxmann and Jane M. Baxmann, recorded in Volume 734, Page 283, Official Records, Lavaca County, Texas.