

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-19960-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: 3/3/2026
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, 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: 5461 COUNTY ROAD 12 HALLETTSVILLE, TX 77964

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 11/15/2018 and recorded in the office of the County Clerk of Lavaca County, Texas, recorded on 11/16/2018 under County Clerk's File No 231895, in Book 807 and Page 796. The subject Deed of Trust was modified by Loan Modification recorded as Instrument 268171 or Book 1047 Page 825 and recorded on 07/24/2025. of the Real Property Records of Lavaca County, Texas.

Grantor(s): FELIX HOGAN AND SARAH HOGAN, HUSBAND AND WIFE
Original Trustee: Michael Burns
Substitute Trustee: Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Megan Randle-Bender, Chloe Christensen, Rebecca Bolton
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PACIFIC UNION FINANCIAL, LLC, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

Filed
208
JAN 22 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT, LAVACA CO., TX
By B. Barbara Blom Deputy

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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 by not limited to (1) the promissory note in the original principal amount of \$188,977.00, executed by FELIX HOGAN AND SARAH HOGAN, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for PACIFIC UNION FINANCIAL, 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.

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: 1-22-2010

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Agency Sales and Posting LLC, Megan Randle-Bender, Chloe Christensen, Rebecca Bolton

Megan Randle
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

4.79 ACRE TRACT
Field Notes Description

Exhibit "A"

4.79 acres of land out of the H. Summers Survey, Abstract S3, being that same tract conveyed from Marvin P. Henish, et al, to Brenda Lee Whitfield in Warranty Deed with Vendor's Lien dated January 31, 2016, and recorded in Volume 788, Page 695, of the Official Public Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a fence corner post, (Y = 13,634,627.58, X = 2,549,642.47), found at the north corner of a 74.63 acre tract conveyed to the Salem Baptist Church and Salem Cemetery and in the southeast right of way line of County Road 12 for the west corner of this herein described tract;

THENCE: N 62°54'20" E -150.53 feet along the southeast right of way line of said County Road 12 and the northwest line of this herein described tract to a fence corner post found at the west corner of a 21.11 acre tract conveyed to Gregory Thomas and Kimberly Marie Chandler in Volume 781, page 769, of the Official Public Records of Lavaca County, Texas, for the north corner of this herein described tract;

THENCE: S 26°27'31" E -1394.01 feet along the southwest line of said 21.11 acre tract and the northeast line of this herein described tract to a 5/8" iron rod with cap found at the north corner of a 4.79 acre tract conveyed to Ruth Adell Denyak in Volume 665, Page 413, of the Official Public Records of Lavaca County, Texas, for the east corner of this herein described tract;

THENCE: S 63°18'33" W -148.91 feet along the northwest line of said 4.79 acre tract and the southeast line of this herein described tract to a 5/8" iron rod with cap found at the east corner of a 10.26 acre tract conveyed to Lorren J. Stark for the south corner of this herein described tract;

THENCE: N 27°39'46" W -38.19 feet along the northeast line of said 10.26 acre tract and the southwest line of this herein described tract to a fence corner post found for an angle corner of this herein described tract;

THENCE: N 26°31'28" W -1383.18 feet continuing along the northeast line of said 10.26 acre tract and the southwest line of this herein described tract to the *POINT OF BEGINNING*, containing within these metes and bounds a 4.79 acre tract, more or less.