

FILED FOR RECORD  
2026 JUL -9 AM 11:20

T.S. #: 2026-25489-TX

SUEAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

**APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE**

BY \_\_\_\_\_ DEPUTY

**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 5<sup>th</sup> 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:** 9/1/2026

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

**Place:** Van Zandt County Courthouse, Texas, at the following location: 121 East Dallas Street , Canton, TX 75103 THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE, 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.** PLEASE REFER ATTACHED EXHIBIT "A"  
Commonly known as: 106 GUNTER STREET WILLS POINT, TX 75169

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/28/2022 and recorded in the office of the County Clerk of Van Zandt County, Texas, recorded on 10/31/2022 under County Clerk's File No 2022-012339, in Book -- and Page -- in the Real Property Records of Van Zandt County, Texas.

**Grantor(s):** JAYSON PAOLUCCI, UNMARRIED  
**Original Trustee:** Thomas E. Black Jr.  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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**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/ire-faqs#D\\_5](https://www.fincen.gov/ire-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 \$108,333.00, executed by JAYSON PAOLUCCI, UNMARRIED, and payable to the order of Mortgage

*Resolve*

Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, 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: \_\_\_\_\_

Dated: 7/7/2026 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

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

Being a tract of land situated in the James Hamilton Survey, Section No. 16, Abstract No. 408, Van Zandt County, Texas, same being that tract of land conveyed to Robert E. Seizer, by deed recorded in Volume 1905, Page 199, Deed Records of Van Zandt County, Texas (Tract 1), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Allan Fuller, by deed recorded in Document No. 2019-009854, Official Public Records of Van Zandt County, Texas, and lying along the West line of Gunter Street (public right-of-way), from which a 1/2 inch iron rod found bears North 03 degrees 30 minutes 00 seconds East, a distance of 180.00 feet, at the Northeast corner of that tract of land conveyed to Terry Havens and Deborah Havens, by deed recorded in Document No. 2021-011284, Official Public Records of Van Zandt County, Texas;

THENCE South 03 degrees 30 minutes 00 seconds West, along said West line of Gunter Street, a distance of 90.00 feet to a point for corner, said corner being the Northeast corner of that tract of land conveyed to David Allan Fuller, by deed recorded in Document No. 2013-009273, Official Public Records of Van Zandt County, Texas, from which a 1/2 Inch Iron rod found bears North 09 degrees 32 minutes 46 seconds East, a distance of 1.27 feet for witness;

THENCE North 86 degrees 01 minute 31 seconds West, along the North line of said Fuller tract (2013-009273), a distance of 150.01 feet to a point for corner, said corner being the Northwest corner of aforesaid Fuller tract (2013-009273), and lying along the East line of that tract of land conveyed to Jose A. Martinez and Misty C. Martinez, a married couple, by deed recorded in Document No. 2020-000579, Official Public Records of Van Zandt County, Texas, from which a 1/2 Inch Iron rod found bears South 02 degrees 00 minutes 44 seconds West, a distance of 0.73 feet for witness;

THENCE North 03 degrees 30 minutes 00 seconds East, along said East line of Martinez tract, a distance of 90.00 feet to a 1 Inch Iron pipe found for corner, said corner being the Southwest corner of aforementioned Fuller tract (2019-009854);

THENCE South 86 degrees 01 minute 31 seconds East, along the South line of said Fuller tract (2019-009854), a distance of 150.01 feet to the POINT OF BEGINNING and containing 13,500 square feet or 0.31 acres of land.