

FILED FOR RECORD

2026 JUN 15 AM 9:31

T.S. #: 2026-24925-TX

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

**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. \_\_\_\_\_ DEPUTY

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: 8/4/2026

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. SEE EXHIBIT "A"**

Commonly known as: 209 E. HIGH STREET GRAND SALINE, TX 75140

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 1/13/2023 and recorded in the office of the County Clerk of Van Zandt County, Texas, recorded on 1/17/2023 under County Clerk's File No 2023-000486, in Book -- and Page -- The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2025-009021 and recorded on 09/25/2025 in the Real Property Records of Van Zandt County, Texas.

Grantor(s): **ELIZABETH ARIAS and MATTHEW ARIAS, WIFE AND HUSBAND**

Original Trustee: Thomas E. Black Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Homebridge Financial Services, Inc., 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/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 described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original

Resolve

principal amount of \$336,295.00, executed by ELIZABETH ARIAS and MATTHEW ARIAS, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Homebridge Financial Services, Inc., 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: 6/9/2026 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

**Exhibit 'A'**  
**Legal Description**

Field Note description for a 0.931 acre tract being located in the S. BELL Survey, Abstract No. 46, Van Zandt County, Texas, and being all of a called 0.929 acre tract conveyed to Mark Brian Maciel and Fallyn Kyle Maciel as described and recorded in Document Number 2012-006712 of the Real Records Van Zandt County, Texas, said 0.931 acre tract to be more particularly described as follows;

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1" Iron Pipe found near the North Right-Of-Way of E. High Street for the Southeast corner of herein described tract, being the Southwest corner of a tract of land conveyed to William R. Worthington as described and recorded in Volume 1040, Page 253 of the Deed Records of Van Zandt County, Texas;

THENCE North 89 deg. 51 min. 59 sec. West, with said North Right-Of-Way, a distance of 200.02 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, being the Southeast corner of a called 0.9111 acre tract of land conveyed to James Scott Bailey, Teresa Bailey and Mark Tilley as described and recorded in Document Number 2019-000472 of the Official Public Records of Van Zandt County, Texas;

THENCE North 01 deg. 01 min. 11 sec. West, with an Easterly line of said 0.9111 acre tract, a distance of 204.53 feet to a Fence Corner found for the Northwest corner of herein described tract, being an interior corner of said 0.9111 acre tract;

THENCE South 88 deg. 35 min. 50 sec. East, with a Southerly line of said 0.9111 acre tract and with a Southerly line of a tract of land conveyed to Barbara Garland as described and recorded in Document Number 2019-007176 of the Official Public Records of Van Zandt County, Texas, a distance of 201.17 feet to a 1" Iron Pipe found for the Northeast corner of herein described tract, being an interior corner of said Garland tract, same being the Northwest corner of said Worthington tract;

THENCE South 00 deg. 43 min. 52 sec. East, with the West line of said Worthington tract, a distance of 200.05 feet to the POINT OF BEGINNING AND CONTAINING 0.931 ACRES.