

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

AMYL L. VARNELL
COUNTY CLERK

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, Harriett Fletcher, Ronnie Hubbard, Sheryl La Mont, Heather Golden, 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: 6/2/2026

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

Place: Cass County Courthouse, Texas, at the following location: 100 East Houston St, Linden, TX 75563
THE NORTH ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED AT 100 HOUSTON ST., LINDEN, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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: 1883 COUNTY ROAD 1118 ATLANTA TX 75551

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/15/2020 and recorded in the office of the County Clerk of Cass County, Texas, recorded on 10/23/2020 under County Clerk's File No 2020004603, in Book -- and Page -- in the Real Property Records of Cass County, Texas.

Grantor(s): NATHANIEL SIDDALL AND VERONICA M. GREENE, HUSBAND AND WIFE

Original Trustee: Michael Burns, Attorney at Law

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMERICAN PACIFIC MORTGAGE CORPORATION, its successors and assigns

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2026-23013-TX

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/irre-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 \$153,450.00, executed by NATHANIEL SIDDALL AND VERONICA M. GREENE, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for AMERICAN PACIFIC MORTGAGE CORPORATION, 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: 4/9/2026
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

All that certain 2.182 acre tract of land in the John Koller Survey, A-632, in Cass County, Texas, being portion of the called 23.55 acre tract of land conveyed from Troy V. Pate, Sr. and wife Patricia Pate to Kristal Diane Pate, et al, by General Warranty Deed dated September 15, 2016 and recorded in Clerk's File No. 2016003746 of the Real Public records of Cass County, Texas known as Tract 4 (First Tract) therein and being a portion of the called 23.55 acre tract of land conveyed from Tray V. Pate, Sr. and wife Patricia Pate to Kristal Diane Pate, et al, by General Warranty Deed dated September 15, 2016 and recorded in Clerk's File No. 2016003746 of the Real Public records of Cass County, Texas known as Tract 4 (Second Tract) therein, said 2.182 acre tract being more particularly described as follows:

Note: 1. All Set Iron Rods herein are 5/8" rebar with green cap marked "TX FIRM #

10023000". Zone (4202), 1983 North American Datum.

2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central.

BEGINNING at a railroad spike set in the centerline of County Road 1118 in the south line of the called 14-1/2 acre tract conveyed to W.L. Whitworth and wife, Blanch Whitworth by Warranty Deed recorded in Volume 543, Page 282, of the Deed Records of Cass County, Texas for the northeast corner of this tract from which a 5/8" iron rod set in the west right of way line of said County Road for reference bears S 87°20'48" W 20.62 feet, from which a fence corner post bears N 69°36'32" E 6.53 feet and a found 1/2" iron rod bears N 74°10'27" E 6.75 feet,

THENCE: S 13°25'52" W generally along the centerline of said County Road 157.86 feet to a railroad spike set for an angle point for this tract;

THENCE: S 21°44'36" W generally along the centerline of said County Road 145.13 feet to a railroad spike set for an angle point for this tract

THENCE: S 27°10'03" W generally along said centerline of said County Road 130.45 feet to a railroad spike set in the centerline of said County Road for the southeast corner of this tract from which a 5/8" iron rod set in the west right of way line of said County Road for reference bears N 73°38'34" W 20.21 feet, from which a found 1/2" iron rod bears N 62°09'21" W 4.19 feet;

THENCE: N 73°38'34" W generally along a fence 237.46 feet to a 5/8" iron rod set for the southwest corner of this tract;

THENCE: N 22°23'18" E 352.84 feet to a 5/8" iron rod set in the south line of said called 14-1/2 acre tract for the northwest corner of this tract, from which a fence corner post bears N 11°37'23" E 5.56 feet;

THENCE: N 87°20'48" E generally along a fence and with the south line of said called 14-1/2 acre tract 243.71 feet to the POINT OF BEGINNING, containing 2.182 acres of land, more or less.