



## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-13049-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:** 5/5/2026  
**Time:** The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.  
**Place:** Houston County Courthouse, Texas, at the following location: 1400 Lubbock Street, Houston, TX 77002 THE EAST SIDE OF THE COURTHOUSE (IF WEATHER IS BAD THE FIRST FLOOR LOBBY OF COURTHOUSE)  
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:

Being 0.316 acres situated in the Andrew E. Gossett Survey, Abstract 423, being all of that certain called 0.312 acre tract conveyed to Jimmie L. Mize as recorded in Volume 389, Page 375 in the Deed Records of Houston County, Texas, same being known as 104 Plum Street, Crockett. Said 0.312 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found at the back-of-curb in the west margin of said Plum Street marking the southeast corner of the certain tract in the name of Craig Emmons per the Houston County Appraisal District, same being the north corner of the tract herein described;

THENCE South 24°55'45" East with the northeast line of said called 0.312 acres, being with the west margin of said Plum Street, a distance of 111.46 feet to a 60D nail found at the back-of-curb in the west margin of said Plum Street at the POC of a compound non-tangent curve to the right;

THENCE with said curve to the right having a radius of 755.02 feet, an arc length of 58.69 feet, through a delta angle of 4°27'13", and having a chord bearing and length of South 12°44'02" East - 58.67 feet, to a 1/2" iron rod set at the back-of-curb for the POC of a non-tangent curve to the right;

THENCE with said curve to the right having a radius of 15.58 feet, an arc length of 12.15 feet, through a delta angle of 44°40'54", and having a chord bearing and length of South 12°17'08" West - 11.85 feet, to a 1/2" iron pipe found at the back-of-curb marking the southeast corner of said called 0.312 acres, the southeast corner of that certain called 0.31 acre tract conveyed to Bassett D. Keller, et ux as recorded in Volume 948, Page 907 in the Deed Records of Houston County, Texas;

THENCE North 66°42'00" West with the south line of said called 0.312 acres, the most easterly north line of said 0.31 acre (bearing base for this survey), a distance of 118.66 feet to a 1/2" iron pipe found (bent) marking an angle break in the southwest line of said called 0.312 acres, an angle break in the northeast line of said called 0.31 acres;

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THENCE North 32°30'03" West with the most northerly southwest line of said called 0.312 acres, the most northerly northeast line of said called 0.31 acres, a distance of 44.20 feet to a 1/2" iron rod found (bent) in the most northerly southwest line of said called 0.312 acres marking the north corner of said called 0.31 acres, the southeast corner of that certain called 0.30 acre tract conveyed to Marsha E. Tedford as recorded in Instrument 030646 in the Deed Records of Houston County, Texas;

THENCE North 30°14'09" West continuing with the southwest line of said called 0.312 acres, the east line of said called 0.30 acres, a distance of 8.35 feet to a 1/2" iron pipe found marking an angle break in the west line of said called 0.312 acres, and angle break in the east line of said called 0.30 acres;

THENCE North 02°44'03" West with West line of said called 0.312 acres, the east line of said called 0.30 acres, a distance of 41.27 feet to a 1/2" iron rod found (bent) marking the northwest corner of said called 0.312 acres, the most easterly northeast corner of said called 0.30 acres, the south corner of that certain called 0.065 acre "Second Tract" conveyed to said Craig Emmons as recorded in Instrument 0000793 in the deed records of Houston county, Texas, the southwest corner of said first Emmons tract;

THENCE North 65°26'41" East with the northwest line of said called 0.312 acres, the south line of said first Emmons tract, a distance of 89.61 feet to the Place of Beginning and containing 0.316 acres of land.

**Commonly known as:** 104 PLUM DR CROCKETT, TX 75835

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 6/25/2020 and recorded in the office of the County Clerk of Houston County, Texas, recorded on 7/13/2020 under County Clerk's File No 20011275, in Book – and Page – , Correction Instrument recorded 5/16/2025 under Instrument No. 20252314 of the Real Property Records of Houston County, Texas.

<b>Grantor(s):</b>	<b>Freddie O Stroman, a single man</b>
<b>Original Trustee:</b>	<b>Black, Mann &amp; Graham</b>
<b>Substitute Trustee:</b>	<b>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, Sheryl La Mont, Heather Golden, Harriett Fletcher, Kara Riley, Debby Akens, Jabria Foy, Sharon St. Pierre</b>
<b>Original Mortgagee:</b>	<b>Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns</b>
<b>Current Mortgagee:</b>	<b>Freedom Mortgage Corporation</b>
<b>Mortgage Servicer:</b>	<b>Freedom Mortgage Corporation</b>

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.

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**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.

**Notice to Bidders** - Please be advised that the Trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. These federal regulations will require reporting if a trustee's deed is issued on or after March 1, 2026, even if the foreclosure sale is conducted prior to March 1, 2026. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5).

**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 \$88,921.00, executed by Freddie O Stroman, a single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, 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

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**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.

Dated: March 26, 2026

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, Sheryl La Mont, Heather Golden, Harriett Fletcher, Kara Riley, Debby Akens, Jabria Foy, Sharon St. Pierre

*Sharon St. Pierre*

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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