

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 19 day of  
February, 2026 at 2:16 am/pm  
Stephanie M. Sanders, Robertson County Clerk  
by: Lacy Leber

Filed for Record in:  
Robertson County  
On: Feb 19, 2026 at 02:16P  
By: Stephanie Sanders

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18675-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: 4/7/2026  
Time: **The earliest time the sale will begin is 11:00 AM**, or within three (3) hours after that time.  
Place: Robertson County Courthouse, Texas, at the following location: 102 West Decherd Street, Franklin, TX 77856 THE SOUTH DOOR ON THE FIRST FLOOR OF THE 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:

See Attached "EXHIBIT A"

Commonly known as: 909 EAST 2ND STREET HEARNE, TX 77859-3607

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 10/17/2024 and recorded in the office of the County Clerk of Robertson County, Texas, recorded on 10/18/2024 under County Clerk's File No 2024-20243765, in Book VI-1577 and Page 238, along with Correction Instrument recorded on 1/29/2026 in Instrument No. 2026-20260348 of the Real Property Records of Robertson County, Texas.

**Grantor(s):** Jeanna Marie Woods and husband, Kelly Louis Woods  
**Original Trustee:** Ronald D. Butler, II  
**Substitute Trustee:** Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First Financial Bank, a Texas banking association, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

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

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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.

**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/rre-faqs#D\\_5](https://www.fincen.gov/rre-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 \$186,558.00, executed by Jeanna Marie Woods and husband, Kelly Louis Woods, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for First Financial Bank, a Texas banking association, 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:

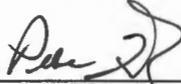
**Freedom Mortgage Corporation**  
**11988 EXIT 5 PKWY BLDG 4**  
**FISHERS IN 46037-7939**  
**Phone: (855) 690-5900**

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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: 2-19-26

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Agency Sales and Posting LLC, Enrique Florez, Pete Florez, Sharon St. Pierre, Sheryl La Mont



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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

### Exhibit A

A FIELD NOTES DESCRIPTION OF 0.297 ACRES IN THE FRANCISCO RUIZ SURVEY, ABSTRACT 41, IN ROBERTSON COUNTY, TEXAS, BEING THE EAST 1/2 OF CALLED 9 LOT & ALL OF LOT 10 OF HILLCREST ADDITION FILED IN VOLUME 2, PAGE 78 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS (DRRCT), DESCRIBED IN A DEED TO LEA RACHEL MARTINEZ, JACOB LEE MARTINEZ AND KENAN E. MARTINEZ RECORDED IN VOLUME 1403, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (OPRCT); SAID 0.297 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch iron rod found in the west right-of-way line of Norwood Lane (60' wide right-of-way), same being the east corner of called Lot 11 of the beforementioned Hillcrest Addition, described in a deed to Sam Bernal, III, recorded in Volume 1464, Page 168 (OPRCT), and being the north corner of Lot 10;

THENCE, with the west right-of-way line of Norwood Lane, same being the northeast line of Lot 10, and northeast line hereof, S 32°12'29" E, a distance of 131.73 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set at the intersection of the west line of same Norwood Lane and the north line of Second Street (50' wide right-of-way), same being the southeast corner of said Lot 10 and east corner hereof;

THENCE, with the north right-of-way line of Second Street, same being the southeast line of Lot 10, and southeast line hereof, S 55°07'33" W, a distance of 94.11 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 5743" found in the north line of Second Street, same being in the southeast line of Lot 9, and being the south corner hereof;

THENCE, across Lot 9, same being the southwest line hereof, N 35°50'09"W, a distance of 131.82 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 5743" found in the northwest line of Lot 9, same being in the south line of Lot 12, and being the west corner hereof;

THENCE, with the northwest line of Lot 9, same being the northwest line hereof, N 55°14'47"E, a distance of 102.45 feet to the POINT OF BEGINNING hereof and containing 0.297 acres, more or less.