

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07783-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: 5/7/2024
Time: The earliest time the sale will begin is 12:00 PM , or within three (3) hours after that time.
Place: Grimes County Courthouse, Texas, at the following location: 100 Main St, Anderson, TX 77830 AT THE SOUTH DOOR OF THE COURTHOUSE, ALSO KNOWN AS THE FRONT DOOR in Grimes County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Grimes County Commissioner's Court. 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: 14436 ROLLING ACRES RD NAVASOTA, TX 77868

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 6/14/2021 and recorded in the office of the County Clerk of Grimes County, Texas, recorded on 7/7/2021 under County Clerk's File No 317669, in Book – and Page – Along with Correction Instrument recorded 1/10/24 as Instrument No. 2024-337579, Along with Correction Instrument recorded 1/31/24 as Instrument No. 2024-337900 of the Real Property Records of Grimes County, Texas.

Grantor(s): Lisa Doratheia Mentzer, an unmarried woman
Original Trustee: Black, Mann & Graham, L.L.P.
Substitute Trustee: Auction.com, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Marlene Zografos, Judy Doyle, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

FILED FOR RECORD
At 2:31 O'clock P M

FEB 15 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Ashli Henderson, Deputy

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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.

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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$135,836.00, executed by Lisa Dorathea Mentzer, an unmarried woman, 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 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
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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.

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Dated: February 15, 2024

Auction.com, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown,
Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan
Johnston, Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-
Middlebrook, Ed Henderson, Marlene Zografos, Judy Doyle, Nestor
Solutions, LLC

Sharon St. Pierre

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

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Exhibit A

All that certain tract of land lying and being situated in Grimes County, Texas, out of the Thomas Broomfield Survey, Abstract No. 111, being known as Lot 98, West Magnolia Forest, Section 13 according to the map or plat thereof recorded in Volume 293, Page 69 of the Deed Records of Grimes County, Texas, being the same tract as described in a Warranty Deed from Phillip Sims to Jan M. Lester and Robert Buford, dated May 31, 2005, of record in Volume 1127, Page 355 of the Real Property Records of Grimes County, Texas, being the same tract as described in a General Warranty Deed from Robert Buford to Richard Martin Pintor Canlas, dated September 7, 2018, of record in Volume 1709, Page 199 of the Deed Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a found 1/2 inch iron rod, 1.6 ft. Northwest of ax-tie fence corner post, for the Northwest corner of Lot 98 mentioned above located in the East ROW of Rolling Hills Road (60 ft. ROW) and in the South ROW of Hickory Hill Road (60 ft. ROW);

THENCE N 86°18'03" E, 348.35 ft. (call- N 89°13' E, 348.48 ft.), along the South ROW of Hickory Hill Road and the generally fenced and North line of Lot 98 to a found 1/2 inch iron rod, 1.0 ft. East of ax-tie fence corner post, for the Northeast corner thereof and the Northwest corner of Lot 97 as described in an Affidavit to Bladimir Ortiz and Holly Hortiz (1671/123);

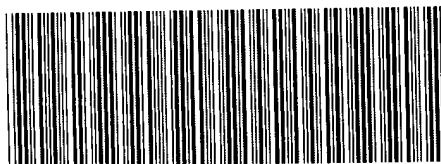
THENCE S 03°38'45" E, 249.93 ft (called - S 00°47' E, 250.00 ft.), along the generally fenced West line of Lot 97 and the East line of Lot 98 to a found 5/8 inch iron rod, in between an x-tie fence corner post and a 6 inch treated fence corner post, for the Southeast corner thereof, the Southwest corner of Lot 97, the Northwest corner of Lot 96 as described in a Deed to Patrick Duty, et ux (497/567) and same being the Northeast corner of Lot 99 as described in a Deed to Gene A. West, et ux (1320/722), from which a found 5/8 inch iron rod for the Southeast corner of Lot 97 and the Northeast corner of Lot 96 brs. N 86°17'18" E, 348.35 ft.;

THENCE S 86°17'18" W, 348.87 ft. (call - S 89°13'W, 348.48 ft.), along the generally fenced and North line of Lot 99 and the South line of Lot 98 to a found 1/2 inch iron rod, 1.4 ft. Southwest of ax-tie fence corner post, for the Southwest corner thereof, the Northwest corner of Lot 99 and same being in the East ROW of Rolling Hills Road;

THENCE N 03°31'29" W, 250.01 ft. (call N 00°47' W, 250.00 ft.) along the East ROW of Rolling Hills Road and the West line of Lot 98 to the PLACE OF BEGINNING and containing 2.001 acres of land.

Basis of Bearings:

Grid North, State Plane Coordinate System of 1983, Central Zone, Geoid 2012B, Leica RTK Network.



VG-1576-2024-15

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 15

Foreclosure Posting

Recorded On: February 15, 2024 02:31 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$7.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 15
Receipt Number: 20240215000023
Recorded Date/Time: February 15, 2024 02:31 PM
User: Debbie H
Station: Clerk02

Record and Return To:

RESOLVE TRUSTEE SERVICES LLC
906 W. MCDERMOTT DR. STE. 116-242
ALLEN TX 75013



STATE OF TEXAS
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski