

26-01444  
456 RS COUNTY ROAD 3328, EMORY, TX 75440

FILED FOR RECORD  
2026 MAY -7 AM 10:09

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

MANDY JAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY: *M. Ferguson* DEPUTY

- Property: The Property to be sold is described as follows:  
SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated August 31, 2023 and recorded on September 6, 2023 at Instrument Number 2023-1961 in the real property records of RAINS County, Texas, which contains a power of sale.
- Sale Information: July 7, 2026, at 1:00 PM, or not later than three hours thereafter, at At the EAST most side of the Rains County Courthouse 167 East Quitman street or at the area most recently designated by the County Commissioner's Court. or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by HANNAH WEAVER AND RUDY WEAVER secures the repayment of a Note dated August 31, 2023 in the amount of \$158,708.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4873846

*ServiceLink*

*CC*

/s/Corey Lewis

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Corey Lewis, Attorney at Law  
Texas Bar No. 24134172  
[txsalesteam@decubaslewis.com](mailto:txsalesteam@decubaslewis.com)  
**De Cubas & Lewis, P.C.**

3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Phone: (954) 453-0365  
Fax: (469) 518-4972

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Substitute Trustee(s): Harriett Fletcher, Sheryl  
LaMont, Sharon St. Pierre, Kevin Key, Jay Jacobs,  
Christine Wheelless, Phillip Hawkins, Patrick Zwiers,  
Darla Boettcher, Lisa Bruno, Tonya Washington,  
Misty McMillan, Auction.com LLC||Harriett Fletcher,  
Sheryl LaMont, Sharon St. Pierre, Jabria Foy, Heather  
Golden, Kara Riley, Catherine Geddie, Agency Sales  
and Posting LLC

c/o De Cubas & Lewis, P.C.  
3313 W Commercial Blvd, Suite F-150, Fort  
Lauderdale, FL 33309

Certificate of Posting

I, Catherine Geddie, declare under penalty of perjury that on the 7 day of May, 2012 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of RAINS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

Being a 2.00 acre tract of land situated in the F.A. Tibbles Survey, Abstract No. 233, Rains County, Texas, same being a part of a called 2.000 acre tract of land conveyed to Jim Pitre, by deed recorded in Volume 392, Page 355, Official Public Records, Rains County, Texas, and a part of a called 10.653 acre tract of land conveyed to Jim Pitre, by deed recorded in Volume 550, Page 707, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in County Road 3328 for corner, said corner being the Southeast corner of said 2.000 acre tract, from said point a 60D nail found bears North 87 degrees 45 minutes 50 seconds East, a distance of 461.42 feet;

**THENCE** South 87 degrees 45 minutes 50 seconds West, along said County Road 3328 and the South line of said 2.000 acre tract, a distance of 162.32 feet to a point for corner, from said point a 60D nail found bears South 87 degrees 45 minutes 50 seconds West, a distance of 56.15 feet;

**THENCE** North 02 degrees 27 minutes 38 seconds West, through, over, and across said 2.000 acre tract and said 10.653 acre tract, passing at a distance of 15.00 feet a 1/2 inch iron rod found, stamped "BY-LINE", for reference, continuing along said course a total distance of 536.56 feet to a 1/2 inch iron rod found, stamped "BY-LINE", for corner;

**THENCE** North 87 degrees 31 minutes 46 seconds East, through, over, and across said 10.653 acre tract, a distance of 162.22 feet to a point for corner, said corner being on an East line of said 10.653 acre tract, from said point the Northeast corner of said 10.653 acre tract bears North 02 degrees 15 minutes 24 seconds West, a distance of 503.83 feet, witness 1/2 inch iron rod found bears South 89 degrees 32 minutes 15 seconds West, a distance of 0.65 feet;

**THENCE** South 02 degrees 28 minutes 14 seconds East, along an East line of said 10.653 acre tract, continuing along the East line of said 2.000 acre tract, passing at a distance of 517.76 feet a 1/2 inch iron rod found for reference, continuing along the East line of said 2.000 acre tract a total distance of 537.22 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land.

Being the same land in Warranty Deed with Vendor's Lien dated July 2, 2021 from Jim M. Pitre s/p/a Jim Pitre and wife, Krista Pitre to Troy Row and Teresa Thomas-Row, recorded in Document No. 2021-1937, Official Public Records of Rains County, Texas.

**USED 2001 MOBILE HOME  
MODEL: PIONEER  
SERIAL NUMBER: PH3220LA2337A/B  
LENGTH/WIDTH:48.2' x 23.1'**

**Notice of Trustee's Sale**

FILED FOR RECORD  
2026 MAY -8 AM 11: 29

MARDY BAWLER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY: *M. Jergason* DEPUTY

Date: April 28, 2026

Trustee: Gaylene Rogers Lonegan  
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Cornerstone Capital Homes and Higher Ground Realty

Note: Promissory Note dated October 26, 2022 in the original principal amount of \$355,000.00, executed by Victor Manuel Guerrero Jimenez and Diana Vega.

Deed of Trust:

Date: October 26, 2022

Grantor: Victor Manuel Guerrero Jimenez and Diana Vega

Lender: Cornerstone Capital Homes and Higher Ground Realty

Recording information:

Recorded under Instrument Number 2022-3222 of the County Clerk's Records, Rains County, Texas.

Property:

**See Exhibit A attached to and herein incorporated.**

County: Rains

Date of Sale: June 2, 2026

Time of Sale: 10:00 AM - 1:00 PM

Place of Sale: At the Rains County Courthouse located at 167 Quitman St., Emory, TX 75440 at the westmost side of the courthouse.

*cc*

Gaylene Rogers Lonergan is the Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

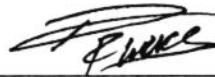
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Lonergan Lawn Firm, P.L.L.C

STATE OF TEXAS

COUNTY OF DALLAS

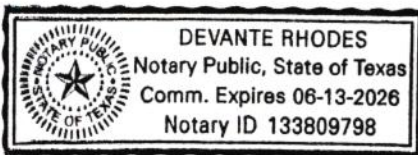
This instrument was acknowledged before me on this 28<sup>th</sup> day of April, 2026 by Gaylene Rogers Lonergan, Trustee.



Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary



**EXHIBIT A**

Being a lot, tract or parcel of land situated in the Francisco de Rojas Survey, Abstract No. 188, Rains County, Texas, and being all of those certain called Tracts One and Two conveyed to Higher Ground Realty LLC and Cornerstone Capital Homes LLC, by Deed recorded in Clerk's File No. 2021-3660, of the Official Public Records of Rains County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod set with cap marked "BY-LINE" for corner, said corner being the Northwest corner of said Tract Two, the Northeast corner of a called 16 acre tract of land, First Tract, conveyed to Amanda Lovvorn, et al, by Deed recorded in Volume 388, Page 554, of the Real Records of Rains County, Texas, and on a South line of a called 60 acre tract of land conveyed to Lester McDonald, et ux, by Deed recorded in Volume 176, Page 597, of the Deed Records of Rains County, Texas;

**THENCE** North 89 degrees 03 minutes 42 seconds East, along a North line of said Tract Two and a South line of said 60 acre tract, a distance of 135.75 feet to a 1/2 inch iron rod set with cap marked "BY-LINE" for corner at the Northwest corner of a called 2,450 square yards described as a less and except tract in Clerk's File No. 2018-1534, of the Official Public Records of Rains County, Texas;

**THENCE** South 01 degrees 22 minutes 49 seconds East, along a West line of said 2,450 square yards and over and across said Tract Two, a distance of 102.09 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Tract One and the Southwest corner of said 2,450 square yards;

**THENCE** North 89 degrees 51 minutes 05 seconds East, along a North line of said Tract One, and the South line of said 2,450 square yards, passing at a distance of 189.99 feet to a 1/2 inch iron rod found for reference, continuing along said course, a total distance of 211.09 feet to a point for corner in County Road No. 1320, said corner being the Northeast corner of said Tract One and the Southeast corner of said 2,450 square yards, from said corner of 3/8 inch iron rod found bears North 01 degrees 23 minutes 10 seconds West, a distance of 92.78 feet;

**THENCE** South 01 degrees 23 minutes 10 seconds East, along said County Road No. 1320 and the East line of said Tract One, continuing along said County Road No. 1320 and the East line of said Tract Two, a distance of 668.02 feet to a point for corner, said corner being the Southeast corner of said Tract Two and the Northeast corner of a called 5.75 acre tract of land conveyed to David Frost, et ux, by Deed recorded in Volume 254, Page 455, of the Real Records of Rains County, Texas, from said corner

a 3/8 inch iron rod found bears South 01 degrees 23 minutes 10 seconds East, a distance of 724.49 feet;

**THENCE South 88 degrees 50 minutes 30 seconds West, over and across said Tract Two and along the North line of said 5.75 acre tract, passing at a distance of 30.00 feet to a 1/2 inch iron rod set with cap marked "BY-LINE" for reference, continuing along said course, a total distance of 346.77 feet to a 1 inch iron pipe found for corner, said corner being on the West line of said Tract Two, the Northwest corner of said 5.75 acre tract, and on an East line of said 16 acre tract;**

**THENCE North 01 degrees 23 minutes 10 seconds West, along the West line of said Tract Two and an East line of said 16 acre tract, a distance of 774.35 feet to the POINT OF BEGINNING and containing 5.66 acres of land, more or less.**

**Said Property more commonly known as 940 CR 1320 Emory, Tx 75440.**

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
2026 MAY 12 PM 3: 17

THE STATE OF TEXAS \*

COUNTY OF RAINS \*

HAND / SAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY: *M. Ferguson* DEPUTY

Date: May 7, 2026  
Deed of Trust:

Date: November 24, 2020  
Grantor: Henry Chevez, 1708 Cypress Drive, Irving, Texas 75061  
Beneficiary: Iron Bridge Joint Venture  
Recorded under Clerk's Document Number 2021-0041, Official Public Records, Rains County, Texas.

Transfer of Lien:

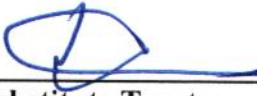
Date: March 23, 2022  
Transferor: Iron Bridge Joint Venture  
Transferee: Summit Ranch Investments Ltd.  
Recorded under Clerk's Document Number 2022-1001, Official Public Records, Rains County, Texas.

Property: Being Lot 1, Block 2 in Iron Bridge Subdivision, Rains County, Texas, according to map or plat thereof recorded in Volume 6, Page 40B, Deed and Plat Records of Rains County, Texas

Date of Sale: June 2, 2026  
Time of Sale: The earliest time at which the sale will occur is 11:00 a.m. and no later than 2:00 p.m.  
Place of sale of Property: Rains County Courthouse, 167 East Quitman, Emory, Texas 75440  
Designated Area: The east side of the Rains County Courthouse, bearing the address of 167 East Quitman, Emory, Texas 75440, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matters of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.

  
\_\_\_\_\_  
Substitute Trustee – Janet Reed, Dean Murphy,  
Gordon Murphy, or Timothy Murphy

For more information:

P.O. Box 1249  
San Marcos, Texas 78667  
512-396-5115

*cc*

FILED FOR RECORD  
2026 MAY 21 AM 10: 08

T.S. #: 2026-23265-TX

HARVEY SARKER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY: *M. Langston*

### 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.

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, 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:** 7/7/2026

**Time:** The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

**Place:** Rains County Courthouse, Texas, at the following location: 167 Quitman Street, Emory, TX 75440, THE WEST MOST SIDE OF THE RAINS COUNTY COURTHOUSE WHICH IS LOCATED AT 167 EAST QUITMAN STREET 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:** 314 AVENUE D POINT, TX 75472-5512

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 1/4/2023 and recorded in the office of the County Clerk of Rains County, Texas, recorded on 1/5/2023 under County Clerk's File No 2023 0050, in Book -- and Page -- in the Real Property Records of Rains County, Texas.

**Grantor(s):** Katrina Hull, unmarried woman and Russell Dell, unmarried man

**Original Trustee:** Thomas E Black, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HomeBridge Financial Services, Inc. dba Real Estate Mortgage Network, its successors and assigns

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation

T.S. #: 2026-23265-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/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 principal amount of \$181,649.00, executed by Katrina Hull, unmarried woman and Russell Dell, unmarried man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for HomeBridge Financial

Resolve *cc*


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: 5/14/2026 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

#### LEGAL DESCRIPTION

Description for a tract of land situated in the Raymond Sunigas Survey, Abstract Number 206 (Incorrectly called for S.T. Belt Survey, Abstract# 15 in prior deed), Rains County, Texas, being a portion of Tract No. 2 described in a deed to D.E. Northcutt recorded in Volume 111, Page 399, Deed Records, Rains County, Texas and being the same tract of land described in a deed to Melchor Sedano Preza recorded in Instrument Number 2022-2446, Official Records, Rains County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped "T.C.S. RPLS 4277" rebar rod set for the northwest corner of the Preza Tract and being located at the intersection of the south line of Avenue D, an existing 40 feet wide right of way and the east line of 3rd Street, an existing 40 feet wide right of way, and from which the northwest corner of Tract No. 2 bears WEST.. 130 feet:

THENCE EAST. (BASIS FOR DIRECTIONAL CONTROL), 119.79 feet along the south line of Avenue D to a "X" cut set on the concrete base of a sanitary sewer manhole for the northeast corner of the Preza Tract, same being the northwest corner of a tract of land described in a deed to Donna Lynn Fletcher recorded in Instrument Number 2022-1401, Official Records, Rains County, Texas;

THENCE S02°40'26"E., 99.26 feet along the common line of the Preza Tract and the Fletcher Tract to a 1/2" rebar rod found (Control Monument) for the southeast corner of the Preza Tract and being in the north line of a tract of land described in a deed to Bill Kaiser et ux, Hazel Kaiser recorded in Volume 320, Page 363, Deed Records, Rains County, Texas;

THENCE S89°47'34"W., 119.77 feet along the common line of the Preza Tract; the Kaiser Tract, and a tract of land described in a deed to William Bill Kaiser and wife, Hazel Kaiser recorded in Volume 291, Page 581, Deed Records, Rains County, Texas to a 1/2" capped "T.C.S. RPLS 4277" rebar rod set (Control Monument) for the southwest corner of the Preza Tract and being in the east line of 3rd Street;

THENCE N02°40'26"W., 99.69 feet along the east line of 3rd Street to the POINT OF BEGINNING and containing 0.273 of an acre of land more or less.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of Lonnie Reed, R.P.L.S. #4277, dated September 30, 2022.

