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at 2:30 o'clock P M
FILED
DEC 16 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18832-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: **2/3/2026**
Time: **The earliest time the sale will begin is 10:00 AM**, or within three (3) hours after that time.
Place: Williamson County Courthouse, Texas, at the following location: 405 MLK Street, Georgetown, TX 78626 OUTSIDE THE NORTHEAST LOWER LEVEL DOOR OF THE WILLIAMSON COUNTY JUSTICE CENTER AT 405 MLK STREET, GEORGETOWN, TX
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 Exhibit "A"

Commonly known as: **1600 COUNTY ROAD 251 GEORGETOWN, TX 78633**

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated **10/20/2022** and recorded in the office of the County Clerk of Williamson County, Texas, recorded on **10/21/2022** under County Clerk's File No **2022120656**, in Book -- and Page -- of the Real Property Records of Williamson County, Texas.

Grantor(s):	ROBERT DELEON WESTON AND HEIDI ELAINE WESTON, HUSBAND AND WIFE.
Original Trustee:	TONY GROTHOUSE, AN OHIO LIMITED LIABILITY COMPANY.
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Michelle Jones, Angela Zavala, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, Richard Zavala, Jr, Sharlet Watts, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Resolve Trustee Services, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for T2 FINANCIAL LLC DBA/REVOLUTION MORTGAGE, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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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 by not limited to (1) the promissory note in the original principal amount of \$733,550.00, executed by ROBERT DELEON WESTON AND HEIDI ELAINE WESTON, HUSBAND AND WIFE., and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for T2 FINANCIAL LLC DBA/REVOLUTION MORTGAGE, 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

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: 12/16/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Michelle Jones, Angela Zavala, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Molly Johnson, Kyle Walker, Chris Moehle, Sam Lennox, Carma Austin, Richard Zavala, Jr, Sharlet Watts, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Resolve Trustee Services, LLC



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

BEING AN 11.28 ACRE TRACT OF LAND, OUT OF THE G.W. GLASSCOCK SURVEY, ABSTRACT NUMBER 243, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE CALLED 11.27 ACRE TRACT OF LAND, AS DESCRIBED IN THE TRUSTEE'S DEED TO PNC BANK NATIONAL ASSOCIATION, IN DOCUMENT NUMBER 2013053174, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 11.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID 250.10 ACRE TRACT, SAME BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD 242 AND THE EASTERLY RIGHT-OF-WAY LINE OF WILLIAMSON COUNTY ROAD 251,

THENCE N 18°30'39" W ALONG THE WEST LINE OF SAID 250.10 ACRE TRACT, SAME BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WILLIAMSON COUNTY ROAD 251, FOR A DISTANCE OF 954.92 FEET, TO A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF A CALLED 10.49 ACRE TRACT OF LAND, AS CONVEYED TO RAYMOND E. DAVIS, SHARON A. DAVIS AND LAURA L. KANE AND MIKEL J. KANE, IN DOCUMENT NUMBER 2005092628, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID PNC TRACT, FOR THE SOUTHWEST CORNER AND THE PLACE OF BEGINNING HEREOF,

THENCE N 18°30'18" W, CONTINUING ALONG SAID EAST R.O.W., SAME BEING THE WEST LINE OF SAID PNC TRACT, FOR A DISTANCE OF 500.19 FEET, TO A 1/2 INCH CAPPED ("GOODSON") IRON ROD FOUND, AT THE SOUTHWEST CORNER OF A CALLED 12.85 ACRE TRACT OF LAND, AS CONVEYED TO DANNY AND GLENDA STOUT, IN DOCUMENT NUMBER 2007023834, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID PNC TRACT, FOR THE NORTHWEST CORNER HEREOF,

THENCE N 72°10'19" E, ALONG THE SOUTH LINE OF SAID STOUT TRACT, SAME BEING ALONG THE NORTH LINE OF SAID PNC TRACT, FOR A DISTANCE OF 982.15 FEET TO A 1/2 INCH IRON ROD FOUND, AT A POINT IN THE WESTERLY LINE OF A CALLED 40.00 ACRE TRACT OF LAND, AS CONVEYED TO THOMAS RAY CAIN AND BARBARA JEAN CAIN, IN DOCUMENT NUMBER 2008003715, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID STOUT TRACT, AND BEING THE NORTHEAST CORNER OF SAID PNC TRACT, FOR THE NORTHEAST CORNER HEREOF,

THENCE S 18°30'53" E, ALONG THE WEST LINE OF SAID 40.00 ACRE TRACT, SAME BEING ALONG THE EAST LINE OF SAID PNC TRACT, AND PASSING A 1/2 INCH IRON ROD CAPPED ("GOODSON") AT THE SOUTHWEST CORNER OF SAID 40.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 10.11 ACRE TRACT OF LAND, AS CONVEYED TO FRANCISCO GARCIA AND APRIL GARCIA, IN DOCUMENT NUMBER 2013031425, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AT A DISTANCE OF 232.03 FEET, AND CONTINUING ALONG THE WEST LINE OF SAID 10.11, TEXAS, FOR A TOTAL DISTANCE OF 500.19 FEET TO A 5/8 INCH CAPPED ("EXACTA") IRON ROD SET, AT THE NORTHEAST CORNER OF SAID 10.49 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID PNC TRACT, FOR THE SOUTHEAST CORNER HEREOF,

THENCE S 72°10'19" W, ALONG THE NORTH LINE OF SAID 10.49 ACRE TRACT, SAME BEING ALONG THE SOUTH LINE OF SAID PNC TRACT, L FOR A DISTANCE OF 982.24 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.28 ACRES OF LAND, MORE OR LESS.