

NOV 10 2025

Jennifer T. Denton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18274-TX

RTS-003147

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: 12/2/2025
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Coryell County Courthouse, Texas, at the following location: 620 East Main Street Gateville, TX 76528 NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO 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:

Field Notes describing a 0.61 acre tract of land in the James Walmsley Survey, Abstract Number 1103, Coryell County, Texas. Also being a called Tract No. 1, Tract No. 2, Tract No. 3 and Tract No. 4 conveyed to Nathan James Adams, et ux Deborah Ann Adams, recorded in Volume 441, Page 551 in the Deed Records of Coryell County, Texas. Also being Lots 5,6,7,8,9,10,11,12 and 13, Block 3 in the Town of Levita, recorded in Volume 57, Page 556 in the Deed Records of Coryell County, Texas, Texas, including portions of adjoining 20' wide alleys vacated by Coryell County Commissioners Court, recorded in Cabinet B, Slide 496 in the Plat Records of Coryell County, Texas. Said 0.61 acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" diameter iron rod found with cap (JBB 2499) at the northeast corner of said Adams Tract No. 1, the northeast corner of said Lot 6, the west line of State Farm-to-Market Highway 930 (FM 930), and the south line of County Road Number 107 (CR 107), for the northeast corner of the herein described tract of land;

THENCE S 30 degrees 00 minutes 00 seconds W - 199.89 feet (BEARING BASIS-Deed Call) with the east line of said Adams Tract No. 1, Tract No. 2, Tract No. 4, the east line of said Lots 6,7,8,9,10,11,12 and 13, and the west line of said FM 930 to a 3/8" diameter iron rod found with cap (JBB 2499) at the northeast corner of Lot 14 of said Block 3 for the southeast corner in the herein described tract of land;

THENCE N 59 degrees 58 minutes 40 seconds W with south line of said Adams Tract No. 4, the south line of said Lot 13, the north line of said Lot 14, and through said alley (running north and south), passing at 99.93 feet a 3/8" diameter iron rod found with cap (JBB 2499) at the southwest corner of said Lot 13, for a total distance of 109.93 feet to a 1/2" diameter iron rod set with cap (LETH # 3879) at the centerline of said alley for the most southerly southwest corner in the herein described tract of land;

THENCE N 29 degrees 57 minutes 32 seconds E - 89.88 feet with the centerline of said alley (running north and south) to a 1/2" diameter iron rod set with cap (LETH #3879) at the centerline intersection of said alley (running north and south) and a second alley (running east and west) for a corner in the herein described tract of land;

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THENCE N 59 degrees 59 minutes 28 seconds W - 40.00 feet with the centerline of said alley (running east and west) to a 1/2" diameter iron rod set with cap (LETH # 3879) for the most westerly southwest corner in the herein described tract of land;

THENCE N 29 degrees 57 minutes 49 seconds E - 109.98 feet through said alley (running east and west), the west line of said Adams Tract No. 3, the west line of said Lot 5, and the east line of Lot 4 of said Block 3 to a 1/2" diameter iron rod set with cap (LETH #3879) at the northwest corner of said Adams Tract No. 3, being in the south line of said CR 107 for the northwest corner in the herein described tract of land;

THENCE S 59 degrees 59 minutes 28 seconds E with the north line of said Adams Tract No. 3, said alley (running north and south) and said Tract No. 1, the north line of said Lots 5 and 6, and the south line of said CR 107, passing at 50.00 feet a 3/8" diameter iron rod found with cap (JBB 2499) at the northeast corner of said Adams Tract No. 3 and the northeast corner of said Adams Tract No. 1 for a total distance of 150.07 feet to the POINT OF BEGINNING and containing 0.61 acres of land.

Commonly known as: 4625 FM 930 GATESVILLE, TX 76528

Instrument to be Foreclosed -- The instrument to be foreclosed is the Deed of Trust dated 1/31/2017 and recorded in the office of the County Clerk of Coryell County, Texas, recorded on 2/6/2017 under County Clerk's File No 295161, in Book -- and Page -- of the Real Property Records of Coryell County, Texas.

Grantor(s):	JESSICA MAGEE, A SINGLE WOMAN AND DENISE L. MAGEE, A SINGLE WOMAN
Original Trustee:	RUTH W. GARNER
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Kory Morgan, Denise Morgan, Ed Henderson, Jamie Dworsky, Angela Cooper, 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 SENTE MORTGAGE, INC., 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 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

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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 \$112,917.00, executed by JESSICA MAGEE, A SINGLE WOMAN AND DENISE L. MAGEE, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for SENTE MORTGAGE, INC., 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.

Dated: 11/6/25

Nestor Solutions, LLC, Auction.com, LLC, Xome Inc., Tejas Corporate Services, LLC, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Abstracts/Trustees of Texas, LLC, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Kory Morgan, Denise Morgan, Ed Henderson, Jamie Dworsky, Angela Cooper, 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.

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SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648