

AT 1:20 FILED P
O'CLOCK AM

JUN 11 2026

Janigan Dewton
COUNTY CLERK, CORYELL CO., TEXAS

TS # 2026-22999-TX

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, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5th 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 thereon.

1. Date, Time, and Place of Sale.

Date: 7/7/2026

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.

2. Property To Be Sold. PLEASE REFER ATTACHED EXHIBIT A

Commonly known as: 3706 E MAIN ST, GATESVILLE, TX 76528

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 3/1/2020 and recorded in the office of the County Clerk of Coryell County, Texas, recorded on 3/11/2020 under County Clerk's File No 324780, in Book -- and Page --, along with Correction Instrument recorded on 05/19/2026 in Instrument No. 393454 in the Real Property Records of Coryell County, Texas.

Grantor(s):	BRISCO RAY SUMRALL AND JANELLE R. SUMRALL
Original Trustee:	Black, Mann, and Graham LLP
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loanpal, LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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 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 \$301,500.00, executed by BRISCO RAY SUMRALL AND JANELLE R. SUMRALL, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loanpal, LLC, 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: _____

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

Dated: 6/4/2026

For sale information visit <https://www.xome.com> or Contact (800) 758-8052

Exhibit A

Field notes describing a 9.94 acre tract of land in the Theodore Merrill Survey, Abstract Number 711, Coryell County, Texas. Also being a portion of a called 10.942 acre tract of land conveyed to Roy Steven Reynolds, recorded under Instrument Number 83323 (Volume 604, Page 196) in the Deed Records of Coryell County, Texas. Said 9.94 acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" diameter iron rod found at the northwest corner of said Reynolds tract, at the northeast corner of a called 1.735 acre tract of land conveyed to Robert J. (Bob) Brown, recorded in Volume 527, Page 68 in the Deed Records of Coryell county, Texas, and in the south right of way line of East Main Street (also called U.S. Highway 84,) for the northwest corner in the herein described tract of land;

THENCE S 62 degrees 27 minutes 26 seconds E-119.23 feet with the north line of said Reynolds tract and the south line of said East Main Street to a 1/2" diameter iron rod set with cap (LETH #3879) at the northwest corner of a called 2.00 acre tract of land conveyed to the McGregor, Texas Congregation of Jehovah's Witnesses, from which a Texas Department of Transportation concrete highway monument found bears S 62 degrees 27 minutes 26 seconds E-2290.05 feet, for the northeast corner in the herein described tract of land;

THENCE S 03 degrees 25 minutes 49 seconds W- 724.54 feet with the east line of said Reynolds tract and the west line of said Jehovah's Witnesses tract to a 5/8" diameter iron rod found for a corner in the herein described tract of land;

THENCE S 89 degrees 23 minutes 32 seconds E - 142.66 feet with the east line of said Reynolds tract and the south line of said Jehovah's Witnesses tract to a 3/8" diameter iron rod found in the west line of a tract of land conveyed to the Veterans Land Board, recorded in Volume 273, Page 729 in the Deed Records of Coryell County, Texas, for a corner in the herein described tract of land;

THENCE S 00 degrees 14 minutes 28 seconds E - 355.21 feet with the east line of said Reynolds tract and the west line of said Veterans Land Board tract to a 1/2" diameter iron rod found for an angle point in the herein described tract of land;

THENCE S 64 degrees 31 minutes 28 seconds W - 6.68 feet with the east line of said Reynolds tract and the west line of said Veterans Land Board tract to a 1/2" diameter iron rod found for an angle point in the herein described tract of land;

THENCE S 00 degrees 41 minutes 25 seconds W - 536.18 feet with the east line of said Reynolds tract and the west line of said Veterans Land Board tract to a 3/8" diameter iron rod found in the north line of a called Tract Six (97.34-acres) conveyed to R. T. Rauschenberg and Capitola Rauschenberg, Trustees of The The Rauschenberg Living Trust, for the southeast corner in the herein described tract of land;

THENCE N 72 degrees 12 minutes 34 seconds W-164.43 feet with the south line of said Reynolds tract and the north line of said Rauschenberg Tract Six to a 5/8" diameter iron rod found for an angle point in the herein described tract of land;

THENCE N 30 degrees 36 minutes 55 seconds W - 331.52 feet with the south line of said Reynolds tract and the north line of said Rauschenberg Tract Six to a 5/8" diameter iron rod found for an angle point in the herein described tract of land;

THENCE N 88 degrees 10 minutes 28 seconds W - 40.88 feet with the south line of said Reynolds tract, the north line of said Rauschenberg Tract Six, and generally following a wire fence to a 1/2" diameter iron rod set with cap (LETH #3879) at the southeast corner of a called Tract Eight conveyed to said Rauschenberg Living Trust, for the southwest corner in the herein described tract of land;

THENCE N 05 degrees 49 minutes 41 seconds W - 544.78 feet with the west line of said Reynolds tract, the east line of said Rauschenberg Tract Eight, and generally following a wire fence to a 1/2" diameter Iron rod set with cap (LETH #3879) for an angle point in the herein described tract of land,

THENCE N 05 degrees 33 minutes 22 seconds E- 247.43 feet with the west line of said Reynolds tract, the east line of said Rauschenberg Tract Eight, and generally following a wire fence to a 1/2" diameter Iron rod set with cap (LETH #3879) for a corner in the herein described tract of land;

THENCE S 83 degrees 22 minutes 37 seconds E- 124.51 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for a corner in the herein described tract of land;

THENCE N 08 degrees 04 minutes 29 seconds E - 569.03 feet (BEARING BASIS-Deed Call) through said Reynolds tract to the Point of Beginning and containing 9.94 acres of land.

TRACT ONE: Access Easement

Field notes describing a 0.39-acre Access Easement tract of land in the Theodore Merrill Survey, Abstract Number 711, Coryell County, Texas. Also being a portion of a called 10.942-acre tract of land conveyed to Roy Steven Reynolds, recorded in Volume 604, Page 196 in the Deed Records of Coryell County, Texas. Said 0.39-acre access easement tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter iron rod found at the northwest corner of said Reynolds tract, at the northeast corner of a called 1.735-acre tract of land conveyed to Robert J. (Bob) Brown, recorded in Volume 527, Page 68 in the Deed Records of Coryell county, Texas, and in the south right-of-way line of East Main Street (also called U.S. Highway 84), for the northwest corner in the herein described tract of land;

THENCE S 62 degrees 27 minutes 26 seconds E-31.82 feet with the north line of said Reynolds tract and the south line of said East Main Street to a 1/2" diameter iron rod set with cap (LETH #3879), from which a Texas Department of Transportation concrete highway monument found bears S 62 degrees 27 minutes 26 seconds E-2377.46 feet, for the northeast corner in the herein described tract of land;

THENCE S 08 degrees 04 minutes 29 seconds W- 557.66 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for the southeast corner in the herein described tract of land,

THENCE N 83 degrees 22 minutes 37 seconds W-30.01 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for the southeast corner in the herein described tract of land;

THENCE N 08 degrees 04 minutes 29 seconds E (BEARING BASIS- Deed Call) through said Reynolds tract, passing at 325.77 feet a 1/2" diameter iron rod found at the southeast corner of said Brown tract, for a total distance of 569.03 feet to the POINT OF BEGINNING and containing 0.39-acres of land.

TRACT TWO: Utility Easement

Field notes describing a 0.46-acre Utility Easement tract of land in the Theodore Merrill Survey, Abstract Number 711, Coryell County, Texas. Also being a portion of a called 10.942-acre tract of land conveyed to Roy Steven Reynolds, recorded in Volume 604, Page 196 in the Deed Records of Coryell County, Texas. Said 0.46-acre utility easement tract shown on the attached plat and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" diameter iron rod found at the northwest corner of said Reynolds tract, at the northeast corner of a called 1.735-acre tract of land conveyed to Robert J. (Bob) Brown, recorded in Volume 527, Page 68 in the Deed Records of Coryell county, Texas, and in the south right-of-way line of East Main Street (also called U.S. Highway 84), for the northwest corner in the herein described tract of land;

THENCE S 62 degrees 27 minutes 26 seconds E-96.93 feet with the north line of said Reynolds tract and the south line of said East Main Street to a 1/2" diameter iron rod set with cap (LETH #3879), for the northeast corner in the herein described tract of land;

THENCE S 10 degrees 11 minutes 07 seconds W- 96.88 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for an angle point in the herein described tract of land;

THENCE S 16 degrees 55 minutes 25 seconds W-77.61 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for an angle point in the herein described tract of land;

THENCE S 45 degrees 05 minutes 44 seconds W-126.03 feet through said Reynolds tract to a 1/2" diameter iron rod set with cap (LETH #3879) for an angle point in the herein described tract of land;

THENCE N 08 degrees 04 minutes 29 seconds E (BEARING BASIS- Deed Call) through said Reynolds tract, passing at 63.17 feet to a 1/2" diameter iron rod found at the southeast corner of said Brown tract, for a total distance of 306.43 feet to the POINT OF BEGINNING and containing 0.46-acres of land.