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AUG 06 2026

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T S # 2025 18929 TX

Janifer T. Newton
COUNTY CLERK CORYELL CO TEXAS

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 therein

1 Date, Time, and Place of Sale

Date 9/1/2026
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 SEE ATTACHED "EXHIBIT A"

Commonly known as 1325 COUNTY ROAD 269 OGLESBY, TX 76561 1513

3 Instrument to be Foreclosed

The instrument to be foreclosed is the Deed of Trust dated 12/13/2022 and recorded in the office of the County Clerk of Coryell County, Texas, recorded on 12/16/2022 under County Clerk's File No 359779, in Book - and Page -- in the Real Property Records of Coryell County, Texas

Grantor(s)	LACEY M WACHSMANN AN UNMARRIED WOMAN AND RONNIE C WACHSMANN AND JACQUE L WACHSMANN HUSBAND AND WIFE
Original Trustee	Allan B Polunsky
Original Mortgagee	Mortgage Electronic Registration Systems, Inc , as Beneficiary, as nominee for Loanpeople, 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/re-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 \$304,486.00, executed by LACEY M WACHSMANN AN UNMARRIED WOMAN AND RONNIE C WACHSMANN AND JACQUE L WACHSMANN HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Loanpeople, 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

Dated 7/28/2026

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

EXHIBIT-A



STATE OF TEXAS §
COUNTY OF BEXAR §

Exhibit "A"

BEING 5.718 ACRES OF LAND, SITUATED IN THE MARY ROHERS SURVEY, ABSTRACT NO 885, CORYELL COUNTY, TEXAS, BEING ALL OF A CALLED 5.724 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CARL R. AND WIFE, BOBBIE S. SHELTON RECORDED IN DOCUMENTS NUMBER 108566 OF THE OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (OPR), SAID 5.718 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of the herein described, the northwest corner of a 1.618 acre tract of land described in a deed to Jerome & Diane Weinstein recorded in Document Number 308121 (OPR), on the existing east right-of-way of County Road 269 (CR 269) and the POINT OF BEGINNING

THENCE North 17°48'40" East 189.82 feet with the west line of the herein described and existing east right-of-way CR 269 to a 3/8 inch iron rod found for the northwest corner of the herein described and the southeast corner of a 5.723 acre tract of land described in a deed to Jerry McAdams recorded in Document Number 172479 (OPR);

THENCE South 73°30'05" East 1312.59 feet with the north line of the herein described and the south line of said 5.723 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the northeast corner of the herein described, the southeast corner of the McAdams 5.723 acre tract and on the west line of a called 35.479 acre tract described in a deed to Jason & Jenna Schumacher recorded in Document Number 329724 (OPR);

THENCE South 17°48'06" West 189.82 feet with the east line of the herein described and the east line of said 35.479 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the southwest corner of the herein described, the southwest corner of said 35.479 acre tract, the northwest corner of a called 5.27 acre tract described in a deed to Billy Ray and Laverne M. Davis recorded in Document Number 208390 (OPR) and the northeast corner of a called 5.122 acre tract described in a deed to Hoppenstien Properties recorded in Document Number 176400 (OPR);

THENCE North 73°30'05" West with the south line of the herein described, the north line of said 5.122 acre tract, the north line of a called 5.116 acre tract described in deed to Kevin R. Frier and wife, Jennifer L. Frier Recorded in Document Number 112366 OPR, the north line of a called 10.217 acre tract described in deed to Celando Hernandez recorded in Document Number 27910 OPR, passing at a distance of 761.01 feet the northwest corner of said 10.217 acre tract containing an additional 189.93 feet with the south line of the herein described and the north line of a called 5.100 acre tract described in deed to Jose Rodriguez recorded in Document Number 329189 OPR to a 1/2 inch iron rod found for the northwest corner of said 5.100 acre tract and the northeast corner of said 1.618 acre tract continuing for a total of 1312.62 feet to the POINT OF BEGINNING and containing 5.718 acres of land.

BASIS OF BEARINGS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983 TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204 GRID

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


Cory Blake Silva
RPLS No. 6500
December 08, 2022
Job No. 221113602

