

AT 2:00 FILED
O'CLOCK PM

AUG 11 2026

RTS 3505

T.S. #: 2026-22637-TX

Jennifer T. Denton
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, Agency Sales and Posting LLC, Abstracts/Trustees of Texas, LLC, Resolve Trustee Services, LLC, NFPDS-TX 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: 10/6/2026

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 EXHIBIT A

Commonly known as: 1375 OLD OSAGE ROAD GATESVILLE, TX 76528

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 7/9/2012 and recorded in the office of the County Clerk of Coryell County, Texas, recorded on 7/17/2012 under County Clerk's File No 255223, in Book -- and Page --, along with Correction Instrument recorded on 4/21/26 in Instrument No. 392593 in the Real Property Records of Coryell County, Texas.

Grantor(s):	Janet P Prueitt, an unmarried woman
Original Trustee:	Geneva B. Turner
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Wallick and Volk, Inc., 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>.

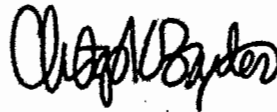
6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$92,497.00, executed by Janet P Prueitt, an unmarried woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Wallick and Volk, 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: 8/5/2026

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

Being all that certain tract or parcel of land situated in and being out of the S. H. Prichard Survey, A- 826 and the H. P. Estell Survey, A-1410, Coryell County, Texas, County, Texas, and being all of that certain called 3.572 acre tract described in deed to Jim Vivian in Volume 522, Page 788, Coryell County Deed Records, and all of that certain called 6.977 acre tract described in deed to Jim Vivian in Volume 508, Page 856, Coryell County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3 " steel pipe fence corner post found, same being called the most westerly corner of said called 3.572 acre tract, the northwest corner of said called 6.977 acre tract, northwest corner the H. P. Estell Survey, an corner of the 181.1 acre tract described in deed to Tony Bagwell in Volume 510, Page 445, Coryell County Deed Records, and the northwest corner of the herein described tract;

THENCE, along the fenced north line of said 3.572 acre tract and a south line of said 181.1 acre tract and the herein described tract (all fences noted herein are not being called the property lines) as follows:

1. N 28°29'39"E, 158.16 feet (Deed - N 28°50'14"E, 158.99 feet) to an iron rod with cap marked "Maples" found 1.5 feet west of an 8" cedar corner post;
2. N 50°40'51"E, 297.21 feet (Deed - N 50°26'19"E, 297.06 feet) to an iron rod with cap marked "Maples" found at the base of an 8" cedar corner post;
3. N 58°48'47"E, 287.70 feet (Deed - N 58°50'55"E, 286.06 feet) to an iron rod with cap marked "Maples" found at the base of an 8" cedar corner post and being called the northeast corner of the herein described tract;

THENCE, S 48°57'48"E, 175.66 feet, (Deed - S 49°13'44"E, 176.22 feet) continuing along a fenced line to a 60d nail in a shiner found at the base of an 8" cedar corner post for the northwest corner of the 3.0 acre tract described in deed to Daren Moore in Volume 496, Page 378, Coryell County Deed Records;

THENCE, S 06°20'48"W, 169.32 feet (Deed - S 06°19'23"W, 168.67 feet) along the east line of said 3.572 acre tract and west line of said 3.0 acre tract to an iron rod set with cap marked "1852-Corner" for corner of said 3.572 acre tract, same being 2 feet east of a 3" steel fence corner post;

THENCE, S 06°20'48"W, 456.56 feet (Deed - S 06°19'23"W, 456.56 feet) along the east line of said 6.977 acre tract and west line of said 3.0 acre tract to a 3/8 " iron rod with cap found at the base of a 3" steel fence post in the north margin of Old Osage Road (CR 361) and about 1.2 feet west of a steel corner post and steel brace marked "MOORE", said iron rod being the southeast corner of said 6.977 acre tract, southwest corner of said 3.0 acre tract, and the southeast corner of the herein described tract;

THENCE, S 72°00'58"W, 776.47 feet (Deed - S 72°00'58"W, 776.17 feet) along the north margin of Old Osage Road and south line of said 6.977 acre tract to a 4" steel pipe fence corner post found for the southwest corner of said 6.977 acre tract and the southeast corner of 12.264 acre tract described in deed to Thadeus Podbielski in Volume 397, Page 3, Coryell County Deed Records, and being the southwest corner of the herein described tract;

THENCE, N 13°52'37"E, 515.86 feet, (Deed - N 13°50'33"E, 514.64 feet) along the west line of said 6.977 acre tract and east line of said 12.264 acre tract, to the **PLACE OF BEGINNING** and containing 10.56 acres of land, more or less.