

POSTED

MAY 04 2026

Christine A. Jones  
McCulloch, County Clerk

T.S. #: 2026-23274-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 5<sup>th</sup> 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:** 6/2/2026

**Time:** The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

**Place:** McCulloch County Courthouse, Texas, at the following location: 199 Courthouse Square, Brady, TX 76825 THE COURTHOUSE STEPS AT THE FRONT DOOR, WHICH IS THE SOUTH DOOR OF THE McCULLOUGH COUNTY COURTHOUSE, BRANDY, TX, 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: 1600 SOUTH WALL STREET BRADY, TX 76825

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 6/2/2017 and recorded in the office of the County Clerk of McCulloch County, Texas, recorded on 6/5/2017 under County Clerk's File No 47969, in Book 449 and Page 122 in the Real Property Records of McCulloch County, Texas.

<b>Grantor(s):</b>	<b>Maria Sanchez, an unmarried woman</b>
<b>Original Trustee:</b>	Black, Mann & Graham, L.L.P.
<b>Original Mortgagee:</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Legacy Mortgage, LLC dba Legacy Lending Home Loans, LLC, its successors and assigns
<b>Current Mortgagee:</b>	Freedom Mortgage Corporation
<b>Mortgage Servicer:</b>	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](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 \$95,243.00, executed by Maria Sanchez, an unmarried woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Legacy Mortgage, LLC dba Legacy Lending Home Loans, 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: 5/1/2026

## Exhibit A

Being all of Lots Nos. 9, 10 and 11, Heights of Brady, City of Brady, McCulloch County, Texas as per plat of record in Volume 27, Page 288, Deed Records of McCulloch County, Texas and said Lots Nos. 9, 10 and 11 being more particularly described by metes and bounds as follows:

**Beginning** at a 5/8" iron rod found occupying the recognized Northeast corner of said Lot No. 11 and being the intersection of the South line of certain 8' Alley and the West line of South Wall Street;

**Thence** with the East line of said Lot No. 11 and the West line of said South Wall Street, South 119.79 feet (called 120.00 feet) to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the Southeast corner of said Lot No. 11 and being the intersection of the West line of said South Wall Street and the North line of Jordan Street from which a 1/2" iron rod found bears North 89° 19' 57" West 1.10 feet and from said Southeast corner of said Lot No. 11 a 5/8" iron rod found occupying the recognized Southeast corner of certain "Albert Steelhammer" tract shown on said Heights of Brady plat bears South 189.79 feet (called 190.00 feet);

**Thence** with the South line of said Lots Nos. 11, 10 and 9 and the North line of said Jordan Street, North 70° 14' 31" West (plat call North 70° 30' West) 159.38 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the Southwest corner of said Lot No. 9 and the Southeast corner of certain Lot No. 8 of said Heights of Brady from which a 1/2" iron rod found bears South 62° 55' 11" East 0.63 feet;

**Thence** with the West line of said Lot No. 9 and the East line of said Lot No. 8, North 119.79 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the Northwest corner of said Lot No. 9 and the Northeast corner of said Lot No. 8 and being in the South line of said 8' Alley;

**Thence** with the North line of said Lots Nos. 9, 10 and 11 and the South line of said 8' Alley, South 70° 14' 31" East 159.38 feet to the place of beginning.