

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-18239-TX

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: 3/3/2026
Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
Place: Brown County Courthouse, Texas, at the following location: 200 S Broadway St Brownwood, TX 76801 SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR

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.

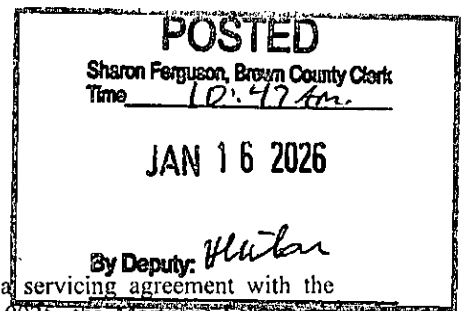
Property To Be Sold - The property to be sold is described as follows:

See attached "Exhibit A"

Commonly known as: 3425 COUNTY RD 592 EARLY, TX 76802

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 12/1/2014 and recorded in the office of the County Clerk of Brown County, Texas, recorded on 12/3/2014 under County Clerk's File No 7654, in Book 146 and Page 259 of the Real Property Records of Brown County, Texas.

Grantor(s):	Eric Michael Daub, a single man
Original Trustee:	Michael H. Patterson
Substitute Trustee:	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
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Affiliated Bank, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation



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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 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 \$92,037.00, executed by Eric Michael Daub, a single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Affiliated Bank, 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.

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Dated: 1-16-26

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

Sharon Ferguson

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.

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

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

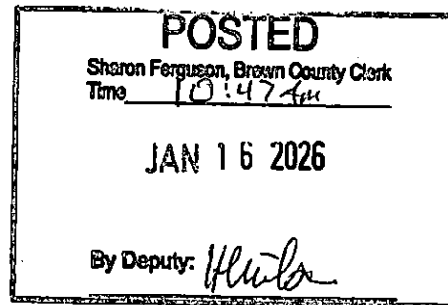


EXHIBIT "A"

A 0.45 acre tract of land out of and a part of Lot No. Five (5), Oliver Steel's Subdivision of Lot Five (5), Block Two (2) of T. H. Hart Subdivision, Brown County, Texas, according to the plat or map thereof recorded in Volume 1, Page 228, Plat Records, Brown County, Texas, being that same tract of land described as Tract No. Two in a deed to Jennie Bell Fisher recorded in Volume 64, Page 433, Official Public Records, Brown County, Texas, being more particularly described by metes and bounds as follows:

Beginning at a 1" pipe (control monument) found for a common corner between said Lot No. 5 and Lot No. 6, of said Oliver Steel's Subdivision same being a common corner between said Fisher tract and a tract of land described in a deed to Brady Burt recorded in Volume 134, Page 904, of said Official Public Records, for the North corner of this described tract, said point being located in the Southwest line of County Road No. 592;

Thence S 46° 29' 41" E, 99.75 feet (Deed: 100') along the common line between said Lot No. 5 and County Road No. 592, same being the Northeast line of this described tract, to a railroad spike (control monument) found for a common corner between said Lot No. 5 and Lot No. 4, of said Oliver Steel's Subdivision, same being a common corner between said Fisher tract and a tract of land described in a deed to Harlan R. Hohertz, et al recorded in Volume 136, Page 736, of said Official Public Records, for the West corner of this described tract;

Thence S 22° 49' 53" W along the common line between said Lot No. 5, Lot No. 4, and Lot No. 2, of said Oliver Steel's Subdivision, at 110.11 feet passing a 3/8" rebar rod with survey cap stamped POLASKI 2276 for a common corner between said Lot No. 4 and Lot No. 2; thence continuing along the same course for a total distance of 210.58 feet (Deed: 211'), to a 1/2" rebar rod with survey cap stamped ALS 6224 6332 (control monument) found for a common corner between said Lot No. 2 and Lot No. 3, of said Oliver Steel's Subdivision, same being the South corner of this described tract, said point being located in the Northeast line of a tract of land described in a deed to Floyd A. Henderson, et ux recorded in Volume 716, Page 761, Deed Records, Brown County, Texas;

Thence N 46° 42' 59" W, 99.95 feet over and across said Lot No. 5 and along the common line between said Fisher tract and Henderson tract to a 3/8" rebar rod with survey cap stamped POLASKI 2276 (control monument) found for a common corner between said Fisher tract and Henderson tract, same being the West corner of this described tract, said point being located in the common line between said Lot No. 5 and Lot No. 6, same being the Southeast line of previously mentioned Burt tract;

Thence N 22° 55' 08" E, 210.87 feet (Deed: 211') along the common line between said Lot No. 5 and Lot No. 6, same being the common line between said Fisher tract and Burt tract, to the place of beginning and containing 0.45 acres of land.

NOTE: All bearings were based on GPS observations, N.A.D. 83, Texas Central 4203 (EPOCH 2011)

