

2026.016

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, 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: 9/1/2026

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

Place: Moore County Courthouse, Texas, at the following location: 715 South Dumas Avenue , Dumas, TX 79029 MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TX, FIRST FLOOR IN CENTER AREA OF THE HALL, 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 EXHIBIT A

Commonly known as: 5490 W ROAD R DUMAS, TX 79029

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated **12/16/2024** and recorded in the office of the County Clerk of Moore County, Texas, recorded on **12/17/2024** under County Clerk's File No **0214727**, in Book -- and Page -- in the Real Property Records of Moore County, Texas.

Grantor(s):	SUSANNE BRAZEAL AND MELISSA BRAZEAL, SPOUSES MARRIED TO EACH OTHER
Original Trustee:	Black, Mann & Graham LLP, A Limited Liability Partnership
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for The Mortgage Link, Inc., its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

2026.016 12⁰⁰ Pdt.
Shannon Heck
DRENEA MCKANNA
COUNTY CLERK
2026 JUL 29 PM 3:05
MOORE COUNTY, TEXAS
BY *Shannon Heck*
DEPUTY

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 \$497,557.00, executed by SUSANNE BRAZEAL AND MELISSA BRAZEAL, SPOUSES MARRIED TO EACH OTHER, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for The Mortgage Link, 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:

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: 7/22/2026

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

T.S. #: 2026-24122-TX

EXHIBIT "A"
Property Description

PROPERTY DESCRIPTION:

TRACT 1:

A 0.99+/- acre tract of land out of Section 160, Block 44, H. & T.C. R.R. Co. Survey, Moore County, Texas, and being that same 1.00+/- acre tract of land being described in that certain instrument recorded in Volume 796, Page 917 of the Official Public Records of Moore County, Texas, said 0.99+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 22, 2024 and being described by metes and bounds as follows: COMMENCING at a railroad spike found, of record, for the common corner of Sections 159, 160, 177, and 178, said Block 44, from whence a 3/4 inch iron pipe found, of record, for the common corner of Sections 117, 118, 135, and 136, said Block 44, bears S. 00° 20' 16" W. (Base line) 10,559.47 feet;

THENCE N. 89° 38' 55" W. 220.00 feet along the common line of said Sections 160 and 177, to a point in the North line of said Section 160, for the Northeast and BEGINNING CORNER of this tract of land;

THENCE S. 00° 20' 16" W. along the East line of that certain 5.00+/- acre tract of land being described in that certain instrument recorded in Volume 816, Page 558 of the Official Public Records of Moore County, Texas, at 48.47 feet pass a 1/2 inch iron rod with cap (2241) found in the South Right-of-Way line of W. Road R (Volume 186, page 407), continuing for a total distance of 207.05 feet to a 1/2 inch iron rod with cap (2241) found for the Southeast corner of this tract of land;

THENCE N. 89° 18' 15" W. 208.15 feet to a 1/2" inch iron rod with cap (2241) found in the most West East line of a 4.85+/- acre tract of land, surveyed simultaneously, for the Southwest corner of this tract of land;

THENCE N. 00° 10' 46" E. along the most West East line of said 4.85+/- acre tract of land surveyed simultaneously, at 157.28 feet pass a 1/2 inch iron rod with cap (2241) found in the South Right-of-Way line of said W. Road R, continuing for a total distance of 205.80 feet to a point in the North line of said Section 160;

THENCE S. 89° 38' 55" E. 208.70 feet along the common line of said Sections 160 and 177, to the PLACE OF BEGINNING and containing 0.99 acres of land, more or less, SAVE & EXCEPT the North 50 feet thereof, that was previously conveyed per Right-of-Way Deed described in that certain instrument recorded in Volume 186, Page 407 of the Deed Records of Moore County, Texas.

TRACT 2:

A 4.85+/- acre tract of land out of Section 160, Block 44, H. & T.C. R.R. Co. Survey, Moore County, Texas, and being that same 4.78 +/- acre tract of land being described in that certain instrument recorded in Volume 736, Page 838 of the Official Public Records of Moore County, Texas, said 4.85+/- acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on November 22, 2024 and being described by metes and bounds as follows: COMMENCING at a railroad spike found, of record, for the common corner of Sections 159, 160, 177, and 178, said Block 44, from whence a 3/4 inch iron pipe found, of record, for the common corner of Sections 117, 118, 135, and 136, said Block 44, bears S. 00° 20' 16" W. (Base line) 10,559.47 feet;

THENCE N. 89° 38' 55" W. 428.70 feet along the common line of said Sections 160 and 177, to a point in the North line of said Section 160;

THENCE S. 00° 10' 46" W. along the East line of a 0.99+/- acre tract of land, surveyed simultaneously, 48.52 feet to a 1/2 inch iron rod with cap (2241) found in the South Right-of-Way line of W. Road R (Volume 186, page 407) to the most North Northeast and BEGINNING CORNER of this tract of land;

THENCE S. 00° 07' 50" W. along the East line of said 0.99+/- acre tract of land at 157.28 feet pass a 1/2 inch iron rod with cap (2241) found for the Southwest corner of said 0.99+/- acre tract of land surveyed simultaneously, continuing for a total distance of 208.61 feet to a 1/2 inch iron rod with cap (2241) found for an interior corner of this tract of land;

THENCE S. 89° 38' 33" E. 207.94 feet to a 1/2 inch iron rod with cap stamped "FURMAN