

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2025-20050-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: 2/3/2026
Time: The earliest time the sale will begin is 12:00 PM , or within three (3) hours after that time.
Place: Atascosa County Courthouse, Texas, at the following location: 1 Courthouse Circle Drive Jourdanton, TX 78026 BEING THE WEST PORCH OF THE COURTHOUSE
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:

Please Refer Exhibit A

Commonly known as: 392 SPANISH OAK SOMERSET, TX 78069

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 9/27/2012 and recorded in the office of the County Clerk of Atascosa County, Texas, recorded on 9/28/2012 under County Clerk's File No 135331, in Book -- and Page -- of the Real Property Records of Atascosa County, Texas.

Grantor(s):	MARION LANCE WRIGHT AND SPOUSE, BRENDA WRIGHT
Original Trustee:	Charles H. Newman
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:	Wells Fargo Bank, National Association
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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.

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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 \$62,000.00, executed by MARION LANCE WRIGHT AND SPOUSE, BRENDA WRIGHT, and payable to the order of Wells Fargo Bank, National Association; (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:

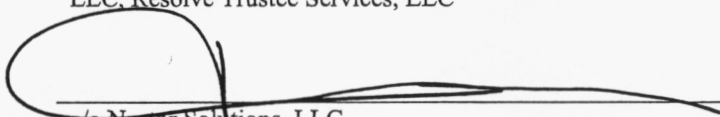
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

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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.

Dated: 01/08/2024

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



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

METES AND BOUNDS

Being 2.950 acres of land, more or less, out of and a part of Lot 17, Oak Ridge Acres Subdivision, Unit No. 2, Atascosa County, Texas, according to the map or plat recorded in Volume 1, Page 71, Deed and Plat Records, Atascosa County, Texas, and being that same property together with a blanket ingress and egress easement described in a Warranty Deed recorded in Document Number 93956, Official Public Records, Atascosa County, Texas, said 2.950 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of said Lot 17, same being the southeast corner of Lot 16 and on the West Right-of-Way line of Spanish Oak (Spanish Oak Drive per plat), same also being the northeast corner of the Thomas S. Kuykendall 3.50 acres (Document Number 90485) and the **POINT OF COMMENCEMENT**;

THENCE along the line common to said Lot 17 and said Lot 16, South 88 degrees 50 minutes 54 seconds West, a distance of 388.11 feet to a 1/2 inch iron rod set for the northeast corner of this 2.950 acres, same being the northwest corner of said Kuykendall 3.50 acres and the **POINT OF BEGINNING**;

THENCE departing the North line of and severing said Lot 17 along the line common to this 2.950 acres and said Kuykendall 3.50 acres, South 01 degrees 19 minutes 34 seconds East, a distance of 392.83 feet to a 1/2 inch iron rod set for the southeast corner of this 2.950 acres, same being the southwest corner of said Kuykendall 3.50 acres and on the North line of Lot 18;

THENCE along the line common to this 2.950 acres and said Lot 18, South 88 degrees 50 minutes 54 seconds West, a distance of 327.12 feet to a 1/2 inch iron rod set for the southwest corner of this 2.950 acres, same being the northwest corner of said Lot 18 and the northeast corner of Lot 12, same also being the southeast corner of Lot 11;

THENCE along the line common to this 2.950 acres and said Lot 11, North 01 degrees 19 minutes 34 seconds West, a distance of 392.83 feet to a 1/2 inch iron rod set for the northwest corner of this 2.950 acres, same being the northeast corner of said Lot 11 and the southeast corner of Lot 10, same also being the southwest corner of said Lot 16;

THENCE along the line common to this 2.950 acres and said Lot 16, North 88 degrees 50 minutes 54 seconds East, a distance of 327.12 feet to the **POINT OF BEGINNING**, and containing 2.950 acres of land, more or less.

FILED 1:48 O'CLOCK pm M
THERESA CARRASCO COUNTRY CLERK

JAN - 8 2026

ATASCOSA COUNTY, TEXAS
BY S. Oden DEPUTY