

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 11/22/2005	Grantor(s)/Mortgagor(s): JAMES E. PIRTLE, A MARRIED MAN, KIMBERLY A. PIRTLE SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BSM FINANCIAL, L.P. DBA GOLD FINANCIAL, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Freedom Mortgage Corporation
Recorded in: Volume: N/A Page: N/A Instrument No: 78932	Property County: ATASCOSA
Mortgage Servicer: Freedom Mortgage Corporation is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: P.O. Box 50428, Indianapolis, IN 46250-0401
Date of Sale: 9/1/2026	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: THE WEST PORCH OF THE COURTHOUSE ENTRANCE: NEW LOCATION PASSED 7/14/2003 EFFECTIVE 8/15/2003 BEING THE WEST PORCH OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 7/1/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Freedom Mortgage Corporation

Dated: 7/2/26

7/2/26

Cassie Martin

Printed Name:

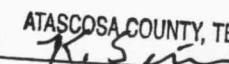
Cassie Martin

Substitute Trustee
c/o Xome
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED 12:04 O'CLOCK PM
THERESA CARRASCO COUNTRY CLERK

MH File Number: TX-25-108202-POS
Loan Type: FHA

JUL - 2 2026

ATASCOSA COUNTY, TEXAS
BY  DEPUTY

TX-25-108202-POS

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1

BEING TRACT NUMBER ONE HUNDRED NINETEEN (119) IN BLOCK NUMBER TWO (2),
QUIAL CREEK RANCHES SUBDIVISION, UNIT 4, SITUATED IN ATASCOSA COUNTY,
TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED ON SHEETS 185-A,
185-B, 186-A & 186-B, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY,
TEXAS

INCLUDES MANUFACTURED HOUSING UNIT(S) DESCRIBED AS FOLLOWS:

MAKE: AMERICAN HOMESTAR

MODEL: GALAXY

WIDTH: 28

LENGTH: 48

SERIAL #: AH01998263B/AH019982

YEAR: 1998

SAID UNIT(S) ATTACHED TO THE LAND IN A PERMANENT MANNER SO AS TO BE
RENDERED AN IMMOVABLE FIXTURE AND AN INTEGRAL PART OF THE SUBJECT PROPERTY.