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FILED FOR RECORD

APR 06 2026

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE'S SALE

AT 1:06 O'CLOCK P M
CARLA KERI
County Clerk, Mitchell County, Texas
By [Signature] Deputy

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 and/or Mortgage Servicer does hereby remove the original trustee 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

, or any one of them, c/o Nestor Solutions, LLC, at 214 5th Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

1. Date, Time, and Place of Sale.

Date: 6/2/2026

Time: The earliest time the sale will begin is 10:00 AM, or within three (3) hours after that time.

Place: Mitchell County Courthouse, Texas, at the following location: 349 Oak Street , Colorado City, TX 79512 AREA INCLUDES THE FRONT STEPS OF THE COURTHOUSE, THIS WAS AMENDED BECAUSE OF THE POSSIBILITY OF THE COURTHOUSE BEING CLOSED FOR A HOLIDAY, 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. PLEASE REFER "EXHIBIT A"

Commonly known as: 717 COUNTY ROAD 309 COLORADO CITY, TX 79512

3. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/18/2021 and recorded in the office of the County Clerk of Mitchell County, Texas, recorded on 11/3/2021 under County Clerk's File No 211468, in Book --- and Page --- Along with correction instrument recorded on 07/26/2024 in instrument no. 241139 and instrument recorded on 08/01/2024 in instrument no. 241175. in the Real Property Records of Mitchell County, Texas.

Grantor(s):	DUELL COPELAND, A SINGLE MAN
Original Trustee:	BLACK, MANN & GRAHAM, L.L.P.
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	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/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 therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$143,076.00, executed by DUELL COPELAND, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, 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. Default has occurred on the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy the said 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 to administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, is representing 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, Esq. SBOT 90001747
Senior Vice President
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115 Fax: (888) 345-5501

Dated: 3/27/2026

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

Exhibit A

LEGAL DESCRIPTION

5.16 acres of land out of the Northeast 1/4 of Section 47, Block 27, T. & P. RR. Co. Lands, Mitchell County, Texas, and being the same land as described in deed recorded in Volume 844 Page 1080, Official Public Records, Mitchell County, Texas.

BEGINNING at a point in the east line of the Northeast 1/4 of Section 47 and the east line of the tract described in Volume 138 Page 416 Deed Records for the southeast corner of the tract described in Volume 844 Page 1080 and the northeast corner of the tract described in Volume 725 Page 83 Official Public Records, called to be the southeast corner of the Northeast 1/4 of Section 47 from which a 5/8" iron pin found for the northeast corner of Section 47 bears N 10°56'38" W 2645.84'

THENCE S 79°03'41" W passing a 1/2" iron pin set in the west line of County Road 309 at 20.04' and continuing a total distance of 481.74' to 1/2" iron pin found for the southwest corner of the tract described in Volume 844 Page 1080 and being the southwest corner of this tract

THENCE N 10°56'19" W a distance of 466.70' to a 1/2" iron pin found for the northwest corner of the tract described in Volume 844 Page 1080 and being the northwest corner of this tract;

THENCE N 79°03'41" E passing a 1/2" iron pin found in the west line of County Road 309 at 461.70' and continuing a total distance of 481.70' to a point in County Road 309 and the east line of Section 47 for the northeast corner of the tract described in Volume 844 Page 1080 and being the northeast corner of this tract;

THENCE S 10°56'38" E with the county road and the east line of Section 47 a distance of 466.70' to the place of beginning and containing 5.16 acres of land. (See attached plat MI-263L, bearings based on G.P.S. NAD 1983 coordinates).