

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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MAY 01 2025

Adrian Lawson
ADRIAN LAWSON, MADISON COUNTY CLERK
BY H. J. PERRY
HANNAH JETER, CLERK

T.S. #: 2025-14116-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: 6/3/2025
Time: The earliest time the sale will begin is 1:00 PM , or within three (3) hours after that time.
Place: Madison County Courthouse, Texas, at the following location: 101 West Main Street, Madisonville, TX 77864 THE FRONT ENTRANCE LOBBY, FIRST FLOOR OF THE MADISON COUNTY 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:

SEE ATTACHED EXHIBIT 'A'

Commonly known as: 13431 BUNDIC ROAD NORTH ZULCH, TX 77872

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 5/16/2017 and recorded in the office of the County Clerk of Madison County, Texas, recorded on 5/19/2017 under County Clerk's File No 102887, in Book 1602 and Page 198 of the Real Property Records of Madison County, Texas.

Grantor(s): William Abke and Lisa Abke, husband and wife
Original Trustee: Ruth W. Garner
Substitute Trustee: Nestor Solutions, LLC, Auction.com, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Marlene Zografos, Ed Henderson, Cindy Dixon, Jeff Benton, Harriett Fletcher, Mollie McCoslin, Christine Wheeless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Funding, LP, its successors and assigns
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 but not limited to (1) the promissory note in the original principal amount of \$176,767.00, executed by William Abke and Lisa Abke, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Funding, LP, 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

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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: May 1, 2025

Nestor Solutions, LLC, Auction.com, Sharon St. Pierre, Robert La Mont, Sheryl La Mont, David Sims, Allan Johnston, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Marlene Zografos, Ed Henderson, Cindy Dixon, Jeff Benton, Harriett Fletcher, Mollie McCoslin, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward

Sharon St. Pierre

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'

Being a tract of land containing 10.00 acres, out of the James Harbour Survey, A-109, Madison County, Texas, also being part of the called 10.00 acres tract of land owned by Crystal Scovel as recorded in Volume 1134, Page 98 of the Madison County Official Records (M.C.O.R.), also being all of the called 5.000 acres tract of land owned by Crystal Scovel as recorded in Volume 1141, Page 53 of the M.C.O.R., the 10.00 acre tract being the same tract of land shown on the Plat of Survey, prepared by Carlomagno Surveying, having the file name 11216-fix.dwg, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the northwest corner of this tract, also being the northeast corner of the remainder of the 15.613 acres tract of land owned by Brenda Andrews as recorded in Volume 601, Page 19 of the M.C.O.R., also being a point along the south right-of-way line of Bundic Road, a variable width right-of-way;

THENCE along the said south right-of-way of Bundic Road the following calls and distances:

South 80°49'44" East, a distance of 265.03 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for an angle point of this tract;

South 81°16'00" East, a distance of 37.08 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for an angle point of this tract;

South 81°31'43" East, a distance of 302.20 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northeast corner of this tract, also being a point along the said south right-of-way of Bundic Road;

THENCE severing the said called 10.00 acres Scovel tract, South 08°44'00" West, a distance of 721.42 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being a point along the north boundary line of the called 11.75 acres tract of land owned by Kirk and Karen Osborne as recorded in Volume 1090, Page 100 of the M.C.O.R.;

THENCE along the common line between this tract and the said called 11.75 acres Osborne tract, North 81°16'00" West, a distance of 604.41 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the southwest corner of this tract, also being a point along the said north boundary line of the called 11.75 acres Osborne tract, also being the southeast corner of the said remainder of the 15.613 acres Andrews tract;

THENCE along the common line between this tract and the said remainder of the 15.613 acres Andrews tract, North 08°44'30" East, a distance of 722.07 feet to the PLACE OF BEGINNING containing 10.00 acres.

The bearing basis of this survey is North 08°44'00" East as recorded in Volume 1104, Page 264 of the Madison County Official Records.