

**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 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, Sheryl La Mont, Heather Golden, Harriett Fletcher, Kara Riley, Debby Akens, Jabria Foy, Sharon St. Pierre, or any one of them, c/o Nestor Solutions, LLC, at 214 5<sup>th</sup> 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.

AT 3:30 FILED P  
O'CLOCK M

**1. Date, Time, and Place of Sale.**

**Date:** 6/2/2026

APR 09 2026

**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.

Adrian Lawson  
ADRIAN LAWSON, MADISON COUNTY CLERK  
BY Heidi Ellis  
HEIDI ELLIS

**2. Property To Be Sold. PLEASE REFER EXHIBIT A**

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

**3. 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 in the Real Property Records of Madison County, Texas.

<b>Grantor(s):</b>	<b>William Abke and Lisa Abke, Husband and Wife</b>
<b>Original Trustee:</b>	Ruth W. Garner
<b>Original Mortgagee:</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Network Funding, L.P., its successors and assigns
<b>Current Mortgagee:</b>	Freedom Mortgage Corporation
<b>Mortgage Servicer:</b>	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/tre-faqs#D\\_5](https://www.fincen.gov/tre-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 \$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, L.P., 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: 4/1/2026

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

Posted by: Sharon St. Pierre  
4/9/2026 Sharon St. Pierre  
Substitute Trustee

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.