

#25

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

1. Date, Time, and Place of Sale.

DATE: August 4, 2026

TIME: 01:00 PM

PLACE: AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

- 2. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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 50.009 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.
- 3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 26, 2024 and recorded as Instrument Number 2024-00896, real property records of Gaines County, Texas.
- 4. Obligations Secured.** Deed of Trust or Contract Lien executed by Randy Wiebe Friesen and Christina Hiebert, securing the payment of the indebtedness in the original principal amount of \$223,378.00, and obligations therein described including but not limited to the promissory note; and all modifications renewals and extensions of the promissory note. Freedom Mortgage Corporation is the current mortgagee of the note and deed of trust or contract lien.
- 5. Default.** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
- 6. Property to be Sold.** The property to be sold is described as follows:

File No.: 19238

A 5.04 acre tract of land being the S/2 of a 10.09 acre tract of land located in the S/4 of Section 264, Block G, W T. Ry. Co Survey, Gaines County, Texas, being the same tract as described in deed from Gary M. Parker to Eva Hildebrand Loewen, recorded in Volume 2016, Page 0827, Official Public Records, Gaines County, Texas, said 5.04 acre tract being more particularly described as follows:



BEGINNING at a point on the South line of said Section 264 at the Southwest corner of said 10.09 acre tract, and for the Southwest corner of this tract, from which a 1" iron pipe found for the Southwest corner of said Section 264 bears N.87°42'10"W 1076.98 feet (bearings are compared to the Texas Coordinate System of 1983, North Central Zone, distances are true at an averaged surface elevation);

THENCE N 02°16'46"E., along the West line of said 10.09 acre tract of land, at 50.00 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the North line of public road right-of-way, in all 661.98 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found for the Northwest corner of this tract;

THENCE S.87°41'26"E. 332.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the East line of said 10.09 acre tract, and for the Northeast corner of this tract;

THENCE S.02°16'46"W., along the East line of said 10.09 acre tract, at 611.92 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING" found in the North line of said public road right-of-way, in all 661.92 feet to a point in the South line of said Section 264, for the Southeast corner of said 10.09 acre tract, and for the Southeast corner of this tract;

THENCE N.87°42'10"W., along the South line of said Section 264, a distance of 332.00 feet to the PLACE OF BEGINNING; SAVE AND EXCEPT all oil, gas and other minerals.

- 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 Services 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:

**11988 Exit 5 Pkwy
Bldg 4
Fishers, Indiana 46037**

- 8. Appointment of Substitute Trustee.** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint Jennifer Hooper, Xome Inc., Tejas Corporate Services, LLC, NFPDS-TX LLC, whose address is c/o Brock & Scott, 4225 Wingren Drive, Suite 105, Irving, TX 75602, Substitute Trustee to act under and by virtue of said Deed of Trust.

9. **Limitation of Damages.** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

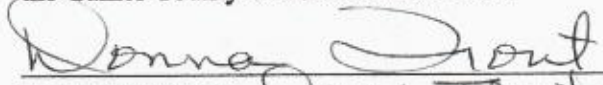
Date: 6/16/2026



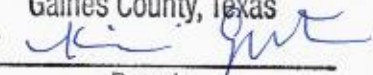
Jennifer Hooper

Certificate of Posting

I am Donna Trout whose address is Odessa, TX. I declare under penalty of perjury that on 6-18-26 I filed this Notice of [Substitute] Trustees Sale at the office of the Gaines County Clerk and caused it to be posted at the location directed by the Gaines County Commissioners Court.



Declarant's Name: DONNA TROUT
Date: 6-18-26

6/18/26 **FILED** 11:57am
Terri Berry, County Clerk
Gaines County, Texas
BY 
Deputy