

2026.009

T.S. #: 2026-21977-TX

**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 or Mortgage Servicer, hereby removes the original trustee and any 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, Resolve Trustee Services, LLC, or any one of them, c/o Nestor Solutions, LLC, 214 5<sup>th</sup> Street, Suite 205, Huntington Beach, California 92648, as Substitute Trustee, to hereafter exercise all powers and duties conferred upon the original trustee under the Deed of Trust, and further authorizes and directs the Substitute Trustee to conduct and execute the remedies provided to the beneficiary therein.

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

**Date:** 6/2/2026

**Time:** The earliest time the sale will begin is 1:00 PM, or within three (3) hours after that time.

**Place:** Moore County Courthouse, Texas, at the following location: 715 South Dumas Avenue , Dumas, TX 79029 MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TX, FIRST FLOOR IN CENTER AREA OF THE HALL, 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. SEE "EXHIBIT A"**

Commonly known as: 6163 FM 722 DUMAS, TX 79029

**3. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 5/30/2025 and recorded in the office of the County Clerk of Moore County, Texas, recorded on 6/4/2025 under County Clerk's File No 0215970, in Book -- and Page -- in the Real Property Records of Moore County, Texas.

<b>Grantor(s):</b>	<b>LORENZO TORRES AND LETICIA I CAMACHO GARCIA, HUSBAND AND WIFE</b>
<b>Original Trustee:</b>	D. Scott Cain
<b>Original Mortgagee:</b>	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for All Western Mortgage, Inc., its successors and assigns
<b>Current Mortgagee:</b>	Freedom Mortgage Corporation
<b>Mortgage Servicer:</b>	Freedom Mortgage Corporation

2026.009  
 BRENDA MCKANNA  
 COUNTY CLERK  
 2026 APR 30 PM 12:56  
 MOORE COUNTY, TEXAS  
 BY S. Presser.  
 DEPUTY

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](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 described therein (collectively, the "Obligations"), including, but not limited to: (1) the promissory note in the original principal amount of \$289,656.00, executed by LORENZO TORRES AND LETICIA I CAMACHO GARCIA, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for All Western Mortgage, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of the Trustor(s) to the current holder of the Obligations, secured by the Deed of Trust. Default has occurred in the payment of the indebtedness, and the same is now wholly due and payable. The owner and holder of the Obligations has requested that the Substitute Trustee sell the Property to satisfy the 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 administer any resulting foreclosure of the lien securing the Property referenced above. **Freedom Mortgage Corporation** as Mortgage Servicer, represents 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  
Senior Vice President  
Texas Bar No. 90001747  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115 Fax: (888) 345-5501

Dated: 4/21/2026

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



**EXHIBIT A**

A 10.00+/- acre tract of land out of Section 138, Block 44, H. & T.C. R.R. Co. Survey, Moore County, Texas, being those same tracts of land being described in those certain instruments recorded in Volume 875, Page 536 and under Clerk's File No. 0213197, both of the Official Public Records of Moore County, Texas, (OPRMC) said 10.00+/- acre tract of land having been surveyed on the ground on May 29, 2025 by Furman Land Surveyors Inc. and being described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found at the intersection of the East Right-of-Way line of F.M. Highway 722 and common line of Sections 139 and 156, said Block 44, from whence the common corner of Sections 138, 139, 156, and 157, Block 44, bears N. 89° 40' 19" W. 56.50 feet;

THENCE S. 00° 19' 06" W. (Base line) 1155.49 feet along the East Right-of-Way line of F.M. Highway 722 to a point;

THENCE N. 89° 40' 19" W. 56.70 feet to a point in the common line of said Sections 138 and 139 for the Southeast corner of said tract of land described in that certain instrument recorded in Volume 875, Page 536, same being the Northeast corner of that certain 25.00+/- acre tract of land being described in that certain instrument recorded in Volume 767, Page 242 (OPRMC), also being the Southeast and BEGINNING CORNER of this tract of land;

THENCE N. 89° 40' 19" W. along the North line of said 25.00+/- acre tract of land, at 43.30 feet pass the West Right-of-Way line of F.M. Highway 722, from whence a 1/2 inch iron rod with illegible cap found at the intersection of the West Right-of-Way line of F.M. Highway 722 and common line of Sections 138 and 115, said Block 44, bears S. 00° 19' 06" W. 4122.31 feet, continuing for a total distance of 2638.89 feet to a 1/2 inch iron rod with cap stamped "FURMAN RPLS" set for the Northwest corner of said 25.00+/- acre tract of land, same being the Southwest corner of this tract of land;

THENCE N. 00° 19' 41" E. 165.07 feet along the West line of said tract of land described in Clerk's File No. 0213197 to a 1/2 inch iron rod found for the Southwest corner of that certain 20.01 acre tract of land being described in that certain instrument recorded under Clerk's File No. 0211877 (OPRMC), same being the Northwest corner of this tract of land;

THENCE S. 89° 40' 19" E. along the South line of said 20.01 acre tract of land, at 2595.56 feet pass a 1/2 inch iron rod found in the West Right-of-Way line of F.M. Highway 722, continuing for a total distance of 2638.89 feet to a point in the common line of said Sections 138 and 139 for the Southeast corner of said 20.01 acre tract of land, same being the Northeast corner of said tract of land described in Volume 875, Page 536, also being the Northeast corner of this tract of land;

THENCE S. 00° 19' 41" W. 165.07 feet along the common line of said Sections 138 and 139 to the PLACE OF BEGINNING and containing 10.00 acres of land, more or less, of which 0.14 acres of land, more or less, lie within F.M. Highway 722 Right-of-Way.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.



