1750 Highway 3381
Comanche, TX 76442

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: October 6, 2026
   TIME: 10:00 AM
   PLACE: Comanche County Courthouse, 101 West Central Avenue, Comanche, TX 76442, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court

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 party 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 25, 2022 and recorded in Vol. 491, Page 46, real property records of Comanche County, Texas.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Robert Gradney, securing the payment of the indebtedness in the original principal amount of $363,165.00, and obligations therein described including by 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:
   Being 6.34 acres of the William Nichols Survey, Abst. No. 738 in Comanche County, Texas, and being the same tract of land described as 6.656 acres in a deed from James T. Rainey, et ux, to Melisa Grace Rainey, dated November 28, 2007, as recorded in Vol. 896, Page 402 of the Official Public Records of Comanche County, Texas, save and except a 0.445 acre tract of land described in a deed to the State of Texas, as recorded in Vol. 697, Page 270 of said official public records; said 6.34 acres being more particularly described as follows;

   BEGINNING at a 2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a corner post for the northwest corner of a 19.51 acre tract of land described as Tract Two in a deed to Clyde H Jordan, III, et ux, as recorded in Vol. 748, Page 205 of said official public records, and being a

corner on the east line of an 8.547 acre tract of land described as First Tract in said deed to Jordan;

THENCE North 07° 57' 51" West, with the east line of said 8.547 acre tract and along the general course of a fence, 524.13 feet to a point on the south right of way line of F.M. Hwy. 3381, from whence a 3 inch pipe corner post brs. South 07° 57' 51" East, 2.38 feet, and a concrete monument found brs. South 69° 36' 34" West, 18.00 feet;

THENCE with the south right of way line of said F. M. Hwy. 3381, 514.84 feet clockwise along the arc of a circular curve with a radius of 2914.79 feet, (long chord= North 75° 01' 59" East, 514.17 feet) to a point on the west line of an 18.31 acre tract of land described as Second Tract in a deed to Gail W. York, et ux, as recorded in Vol. 577, Page 195 of said official public records, from whence a 1/2 inch iron pin found brs. North 00° 15' 54" West, 1.01 feet;

THENCE South 00° 15' 54" East, with the west line of said 18.31 acre tract and along the general course of a fence, 649.01 feet to a 1/2 inch iron pin with cap marked "MAPLES RPLS 5043" set at a fence corner for the northeast corner of said 19.51 acre tract;

THENCE South 89° 36' 59" West, with the north line of said 19.51 acre tract and along the general course of a fence, 427.12 feet to the PLACE OF BEGINNING.

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, Auction.com, 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.

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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: 8/18/2026

Jennifer Hooper

Certificate of Posting

I am Laura C. Shazo whose address is 4611 Oakdale Dr Brownwood, TX 76801. I declare under penalty of perjury that on August 20, 2026 I filed this Notice of [Substitute] Trustees Sale at the office of the Comanche County Clerk and caused it to be posted at the location directed by the Comanche County Commissioners Court.

Declarant's Name: Laura C. Shazo
Date: August 20, 2026

FILED
AT 3:47 O'CLOCK P M

AUG 20 2026

Clerk, County Court Comanche Co., Texas