

FILED FOR RECORD
2026 FEB 12 AM 8:08

25TX373-0532
3507 CHRISTOVAL ROAD, SAN ANGELO, TX 76903

CHRISTINA UBANDO
COUNTY CLERK
COUNTY OF TOM GREEN, TEXAS

NOTICE OF FORECLOSURE SALE

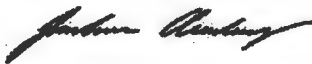
- Property:** The Property to be sold is described as follows:

SEE ATTACHED LEGAL DESCRIPTION
- Security Instrument:** Deed of Trust dated July 12, 2022 and recorded on July 14, 2022 as Instrument Number 202211074 in the real property records of TOM GREEN County, Texas, which contains a power of sale.
- Sale Information:** April 07, 2026, at 10:00 AM, or not later than three hours thereafter, at the foyer of the Edd B. Keyes Building, 113 W. Beauregard, San Angelo, TX 76903, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by BRIAN LEWIS KNIGHT secures the repayment of a Note dated July 12, 2022 in the amount of \$140,000.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Marsha Monroe, Tom Woods, Ed Henderson, Sherry Coats, Frances Hice, Nick Arrott, Auction.com, LLC, Dustin George

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.

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.



Tromberg, Miller, Morris & Partners, PLLC
Jonathan Andring, Attorney at Law
Melissa Brown, Attorney at Law
Yuri Han, Attorney at Law
6080 Tennyson Parkway Suite 100
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Cary Corenblum, Charles Green, Daniel McQuade, Patrick Zwiers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Marsha Monroe, Tom Woods, Ed Henderson, Sherry Coats, Frances Hice, Nick Arrott, Auction.com, LLC, Dustin George
c/o Tromberg, Miller, Morris & Partners, PLLC
6080 Tennyson Parkway Suite 100
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 12 day of February, 2026 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TOM GREEN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

LEGAL DESCRIPTION

Being 0.643 acre of land, comprised of 0.229 acre out of Block 12 and 0.414 acre out of Block 13, all in Concho River Estates Subdivision in the City of San Angelo, Tom Green County, Texas and described by metes and bounds as follows;

Beginning at a 1/2" iron pipe set for the northeast corner of said 0.23 acre out of Block 12 and the northeast corner of this tract in the east line of said Block 12 and the west line of Christoval Road;

Thence with the east line of said Block 12 and with the east line of said Block 13, S. 12° 00' 00" W. at 100.00 feet the southeast corner of Block 12 and the northeast corner of Block 13, in all 308.11 feet to a PK nail set for most northerly southeast corner of said 0.414 acre tract and of this tract;

Thence N. 78° 00' 00" W. 20.00 feet to a concrete right-of-way monument found at fence corner post for eil corner of said 0.414 acre tract and of this tract;

Thence S. 12° 00' 00" W. 29.20 feet to a 5/8" iron pipe found at fence corner post for the most southerly corner of said 0.414 acre tract and of this tract;

Thence N. 28° 47' 00" W. 99.30 feet to a 5/8" iron pipe found at fence corner post for a southwest corner of said 0.414 acre tract and this tract;

Thence N. 07° 57' 30" E. at 162.52 feet cross the north line of said Block 13 and the south line of said Block -12, in all 262.78 feet to a 5/8" iron pipe found for the northwest corner of said 0.23 acre tract and of this tract;

Thence S. 78° 00' 00" E. 103.38 feet to the place of beginning and containing 0.643 acre of land.

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.

Address: 3507 Christoval Road, San Angelo, TX-76903
County: Tom Green
PID: R000026584