



LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0028 RECORDED DATE: 07/11/2023 02:27:29 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 947756 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2023-0028 RECORDED DATE: 07/11/2023 02:27:29 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NOTICE OF FORECLOSURE SALE

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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: BELNG A 2.445 ACRES TRACT OF LAND SITUATED IN THE M. C. REJON SURVEY, A-26, LIMESTONE COUNTY, TEXAS, A PART OF THAT CALLED 182-3/4 ACRES TRACT DESCRIBED IN THE DEED DATED MARCH 13, 1970 FROM J, B, LINDLEY ET UX TO BROOKS I. PEEL ET UX RECORDED IN VOLUME 556, PAGE 561, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID TRACT BEING CONVEYED TO MILDRED S. PEEL IN THE WILL OF RECORDED IN VOLUME 97, PAGE 406, PROBATE RECORDS, LIMESTONE COUNTY, TEXAS, SAID 2.445 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF COUNTY ROAD LCR 740, FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID 182-3/4 ACRES TRACT, SAME BEING A SOUTHEASTERLY CORNER OF THE JOHN M. LINDLEY CALLED 20 ACRES TRACT OF RECORD IN VOLUME 783, PAGE 766, L.C.D.R., A NORTHEASTERLY CORNER OF THE JODIE FAYE MARTIN CALLED 68.2 ACRES TRACT NO. 1, AND A NORTHWESTERLY CORNER OF THE GUY MARTIN, JR. CALLED 28.07 ACRES TRACT OF RECORD IN VOLUME 608, PAGE 327, L.C.D.R., AND A NORTHWESTERLY CORNER OF THE HAZEL MIDDLEBROOK CALLED 24.66 ACRES TRACT OF RECORD IN VOLUME 607, PAGE 848, L.C.D.R., FROM WHICH POINT A SET 1/2 INCH IRON ROD FOR REFERENCE IN THE NORTHEAST MARGIN OF SAID ROAD AT THE BASE OF A CROSS-TIE FENCE CORNER POST BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 38.80 FEET; THENCE IN A NORTHWESTERLY DIRECTION WITH THE CENTERLINE OF SAID ROAD, SAME BEING THE SOUTHWESTERLY LINE OF SAID 182-3/4 ACRES TRACT AND THE NORTHEASTERLY LINE OF SAID LINDLEY TRACT NORTH 61 DEGREES 16 MINUTES 24 SECONDS WEST 99.96 FEET TO A POINT FOR ANGLE CORNER, NORTH 63 DEGREES 50 MINUTES 12 SECONDS WEST 105.00 FEET TO A POINT FOR ANGLE CORNER, AND NORTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 64.22 FEET TO A POINT FOR MOST WESTERLY CORNER OF THIS TRACT, AND A SOUTHEASTERLY CORNER OF THE RESIDUE OF SAID 182-3/4 ACRES TRACT, FROM WHICH POINT A SET 1/2 INCH IRON ROD FOR REFERENCE IN THE NORTHEAST MARGIN OF SAID ROAD AT THE BASE OF A 4 INCH TREATED WOOD FENCE COMER POST BEARS NORTH 31 DEGREES 59 MINUTES 59 SECONDS EAST 23.50 FEET; THENCE NORTH 31 DEGREES 59 MINUTES 59 SECONDS EAST, AT 23.50 FEET SAID IRON ROD FOR REFERENCE, IN ALL, 212.17 FEET WITH A FENCE LINE TO 2 INCH CHAIN-LINK FENCE CORNER POST- FOR MOST WESTERLY NORTHWEST CORNER OF THIS TRACT; THENCE NORTH 72 DEGREES 08 MINUTES 00 SECONDS EAST 117.89 FEET TO A SET 1/2 INCH IRON ROD IN A PASTURE FOR MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 70 DEGREES 00 MINUTES 03 SECONDS EAST 388.90 FEET TO A SET 1/2 INCH IRON ROD IN A SOUTHEASTERLY LINE OF SAID 182-3/4 ACRES TRACT AND IN A FENCE LINE, SAME BEING THE NORTHWESTERLY LINE OF SAID MIDDLEBROOK TRACT, FOR MOST EASTERLY CORNER OF THIS TRACT; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST (REFERENCE BEARING FROM THE PREVIOUS DESCRIPTION AS EVIDENCED BY A FENCE LINE FOR SOUTHEASTERLY LINE OF SAID 182-3/4 ACRES TRACT) WITH A FENCE LINE, AT 369.67 FEET SAID IRON ROD FOR REFERENCE IN THE NORTHEAST MARGIN OF SAID ROAD, IN ALL, 402.47 FEET TO THE POINT OF BEGINNING, CONTAINING 2.445 ACRES.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/07/2018 and recorded in Document 20182254 real property records of Limestone County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/01/2023
Time: 10:00 AM
Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.

4. *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 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.

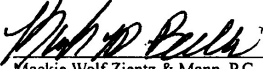
5. *Obligations Secured.* The Deed of Trust executed by RONNIE K. AUSTIN AND RUBY I. AUSTIN, provides that it secures the payment of the indebtedness in the original principal amount of \$95,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Specialized Loan Servicing LLC obtained a Order from the 77th District Court of Limestone County on 06/21/2023 under Cause No. 32649-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.



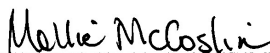
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7.11.23 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.