

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2026-0016 <b>RECORDED DATE:</b> 03/12/2026 03:09:26 PM 
---	---

**OFFICIAL RECORDING COVER PAGE**

<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1014374 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Clerk
<b>RETURN TO:</b> () RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472	<b>SUBMITTED BY:</b> RESOLVE TRUSTEE SERVICES 906 W MCDERMOTT DR STE 116-242 ALLEN, TX 75013 469-450-7472

DOCUMENT # : FC-2026-0016  
 RECORDED DATE: 03/12/2026 03:09:26 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.



*Kerrie Cobb*  
**Kerrie Cobb**  
 Limestone County Clerk

**PLEASE DO NOT DETACH**  
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Our Case No. 25-07223-FC

FILED FOR RECORD  
MAR 12 2026 PM3:09APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALEKERRIE COBB-CO. CLERK  
LIMESTONE COUNTY, TX.THE STATE OF TEXAS  
COUNTY OF LIMESTONE**Deed of Trust Date:**  
December 20, 1990**Property address:**  
C/O CHRIS SHEPPARD  
3395 W HIGHWAY 84  
MEXIA, TX 76667**Grantor(s)/Mortgagor(s):**  
MALINDA HOLMES**LEGAL DESCRIPTION:** 1.854 acre tract of land situated in the Pedro Varela XI League Grant, Limestone County, Texas, all of that called two (2) acres tract of land described in the deed dated February 5, 1954 from Ed Ellis et ux to Jessie Holmes et ux recorded in Vol. 402, Page 22, Deed Records of Limestone County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" iron rod in the South line of U.S. Highway 84 for Northeast corner of this tract, said corner bears S 72 deg 16' 24" W 243.23 ft. from a concrete highway R.O.W. marker which is 60 ft. perpendicular from Highway centerline sta. 984+00;  
 Thence S 10 deg 33' 03" E 289.19 ft. with the East line of said two (2) acres tract as fenced and occupied on the ground to a set 1/2" iron rod at the base of a wood fence corner post for occupied Southeast corner of this tract;  
 Thence S 78 deg 19' 15" W 297.63 ft. with the South line of said two (2) acres tract as fenced and occupied on the ground to a set 1/2" iron rod for Southwest corner of this tract;  
 Thence N 8 deg 36' 46" W 273.64 ft. to a set 1/2" iron rod in the South right of way line of U.S. Highway 84 for Northwest corner of this tract;  
 Thence N 83 deg 35' 00" E 74.52 ft. with the South right of way line of U.S. Highway 84 to a point of transition and an angle corner in the North line of this tract;  
 Thence N 72 deg 16' 24" E 215.68 ft. with the South right of way line of U.S. Highway 84 to the point of beginning, containing 1.854 acres.

**Original Mortgagee:**  
THE UNITED STATES OF AMERICA, ACTING THROUGH THE  
FARMERS HOME ADMINISTRATION, UNITED STATES  
DEPARTMENT OF AGRICULTURE**Earliest Time Sale Will Begin:** 11:00 AM**Current Mortgagee:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE**Date of Sale:** APRIL 7, 2026**Property County:** LIMESTONE**Original Trustee:** NEAL SOX JOHNSON**Recorded on:** December 21, 1990  
**As Clerk's File No.:** 4632  
**Mortgage Servicer:**  
UNITED STATES OF AMERICA, ACTING THROUGH THE  
RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS,  
UNITED STATES DEPARTMENT OF AGRICULTURE**Substitute Trustee:**  
Heather Golden, Allan Johnston, David Sims, Robert La Mont,  
Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC,  
Resolve Trustee Services, LLC**Substitute Trustee Address:**  
c/o Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300**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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Heather Golden, Allan Johnston, David Sims, Robert La Mont, Sharon St. Pierre, Sheryl La Mont, Marinosci Law Group PC, Resolve Trustee Services, LLC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 7, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Limestone County Courthouse, 200 W. State Street, Groesbeck, TX 76642 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, ITS SUCCESSORS AND ASSIGNS, UNITED STATES DEPARTMENT OF AGRICULTURE, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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.

WITNESS MY HAND,

3-10-26

MARINOSCI LAW GROUP, P.C.

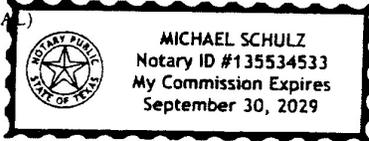
By: *[Signature]*  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Michael Schulz, the undersigned officer, on this, the 10 day of March 2026, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



*[Signature]*

Notary Public for the State of TEXAS

My Commission Expires: 9-30-29

Michael Schulz  
Printed Name and Notary Public

Grantor: UNITED STATES OF AMERICA, ACTING THROUGH Return to:  
THE RURAL HOUSING SERVICE, ITS SUCCESSORS  
AND ASSIGNS, UNITED STATES DEPARTMENT OF  
AGRICULTURE  
3775 VENTURE DRIVE  
DULUTH, GA 30096  
Our File No. 25-07223

MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

Posted by: Sharon St. Pierre  
3/11/2026 Sharon St. Pierre  
Substitute Trustee