

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0017 RECORDED DATE: 03/16/2026 03:58:19 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 8
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1014462 - 1 Doc(s) Document Page Count: 7 Operator Id: Clerk	
RETURN TO: () WALKER MORRISON SMITH 14759 CAROL CREST DR HOUSTON, TX 77079	SUBMITTED BY: WALKER MORRISON SMITH 14759 CAROL CREST DR HOUSTON, TX 77079	
DOCUMENT # : FC-2026-0017 RECORDED DATE: 03/16/2026 03:58:19 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 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.

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FILED FOR RECORD
MAR 16 2026 PM 3:57
KERRIE COBB-CO. CLERK
LIMESTONE COUNTY, TX.

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number. Tex. Prop. Code Sec. 11.008(c).

STATE OF TEXAS §
 §
COUNTY OF LIMESTONE §

**NOTICE OF APPOINTMENT OF SUBSTITUTE TRUSTEE &
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Coolidge, Texas 76635

DATE: March 13, 2026

NOTE: Real Estate Lien Note described as follows:

Date: October 2, 2024
Maker: Antron Dveill Adkinson and Denise Bernadette Adkinson
Payee: Brushie Prairie LLC
Original Principal Amount: \$60,000.00
Holder: Brajor Ventures, LLC, by way of that certain Assignment of Lien dated December 31, 2024 and recorded under Instrument No. 2088, in the Official Public Records of Limestone County, Texas

DEED OF TRUST: Deed of Trust described as follows:

Date: October 2, 2024
Grantor: Antron Dveill Adkinson and Denise Bernadette Adkinson
Trustee: James Ryan Pitts
Original Beneficiary: Brushie Prairie LLC
Current Beneficiary: Brajor Ventures, LLC, by way of that certain Assignment of Lien dated December 31, 2024 and recorded under Instrument No. 2088, in the Official Public Records of Limestone County, Texas
Recorded: Instrument No. 2024-0003826, Official Public Records of Limestone County, Texas.

LENDER: Brajor Ventures, LLC

BORROWER: Antron Dveill Adkinson and Denise Bernadette Adkinson

PROPERTY: 1204 Bell St., Coolidge, Texas 76635, being further described as follows:

BEING all of Lot 4 and the SW 1/2 of Lot 5, Block 15, the Extension of west Addition, Town of Coolidge, Limestone County, Texas, according to the plat of

said addition of record in Volume 1, Page 20, Plat Records of Limestone County, Texas ; SAVE AND EXCEPT about 10 feet off the North end conveyed to the State of Texas by Deed dated January 12, 1959, and recorded in Volume 457, Page 342, Deed Records of Limestone County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:

**Walker M. F. Smith
Arianna Rivera
Monica Garza-Hovel
55 Waugh #150
Houston, Texas 77007
(888) 855-1276 x 129
Wmsmith@kmd.law**

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

April 7, 2026, the first Tuesday of the month, to commence between 10:15 a.m. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the courthouse steps of the Limestone County Courthouse, Groesbeck, Limestone County, Texas, located at 200 W State St, Groesbeck, Limestone County, Texas 76642.

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. (See Tex. Prop. Code §51.002(i).)

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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 (Tex. Prop. Code §51.0076.)

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law.

The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust.

The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

Property:

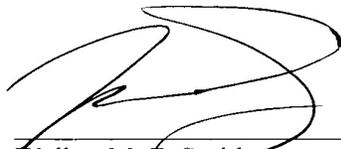
Real property located in Limestone County, Texas, being commonly known as:

1204 Bell St., Coolidge, Texas 76635

Being further described as follows:

BEING all of Lot 4 and the SW 1/2 of Lot 5, Block 15, the Extension of West Addition, Town of Coolidge, Limestone County, Texas, according to the plat of said addition of record in Volume 1, Page 20, Plat Records of Limestone County, Texas; SAVE AND EXCEPT about 10 feet off the North end conveyed to the State of Texas by Deed dated January 12, 1959, and recorded in Volume 457, Page 342, Deed Records of Limestone County, Texas.

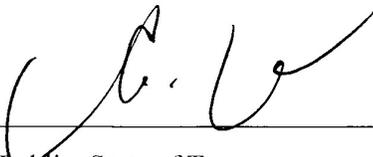
EXECUTED as of 16, 2026.



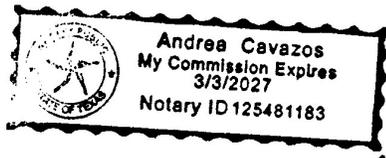
Walker M. F. Smith
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF LIMESTONE §

This instrument was acknowledged before me on the 16th day of March 2026, by Walker M. F. Smith, in his capacity as Substitute Trustee.



Notary Public, State of Texas



My Commission Expires: 3/3/2027
Notary ID No.: 125481183

After recording, please return original to:

Walker M.F. Smith
Kearney McWilliams & Davis

55 Waugh Dr.. Suite 150
Houston, Texas 77007

EXHIBIT A

Real Property being sold at the foreclosure sale is as follows:

1204 Bell St., Coolidge, Texas 76635, being further described as follows:

BEING all of Lot 4 and the SW 1/2 of Lot 5, Block 15, the Extension of West Addition, Town of Coolidge, Limestone County, Texas, according to the plat of said addition of record in Volume 1, Page 20, Plat Records of Limestone County, Texas; SAVE AND EXCEPT about 10 feet off the North end conveyed to the State of Texas by Deed dated January 12, 1959, and recorded in Volume 457, Page 342, Deed Records of Limestone County, Texas.

EXHIBIT B

APPOINTMENT OF SUBSTITUTE TRUSTEE

Antron Dveill Adkinson and Denise Bernadette Adkinson (collectively "Grantor") executed the Deed of Trust dated October 2, 2024, recorded under Instrument No. 3826 in the Official Public Records of Limestone County, Texas ("Deed of Trust"), under which Grantor granted to James Ryan Pitts ("Trustee"), for the benefit of Brushie Prarie LLC, and subsequently validly assigned to Brajor Ventures, LLC ("Lender"), liens and security interests in and to the real and personal property described in the Deed of Trust.

Lender is the owner and holder of the indebtedness secured by the Deed of Trust under Texas Property Code Section 51.002.

By the authority granted in the Deed of Trust and under Texas Property Code Section 51.0075, Lender appoints, Walker M. F. Smith, Arianna Rivera, and Monica Garza-Hovel, and whose mailing address is 55 Waugh #150, Houston, Texas 77007, as Substitute Trustees under the Deed of Trust, each with independent authority to act as substitute trustee, and to act in the place of the Trustee and any previous substitute trustees according to the terms of the Deed of Trust and applicable law. All prior acts of any purported trustees, including any and all notices, are hereby ratified.

Executed as of March 13, 2026.

LENDER:

By: 

Name: Jordan D. Silva

Title: Manager

After recording, please return original to:
Walker M. F. Smith
55 Waugh #150
Houston, Texas 77007

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