


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2026-0018 <b>RECORDED DATE:</b> 03/26/2026 02:25:17 PM 
---	---

<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
--------------------------------------	--	-------------

<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1014739 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Clerk
--	--

<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002
--	--

DOCUMENT # : FC-2026-0018  
 RECORDED DATE: 03/26/2026 02:25:17 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.**

FILED FOR RECORD  
MAR 26 2026 PM2:25  
KERRIE COBB-CO. CLERK  
LIMESTONE COUNTY, TX

### Notice of Substitute Trustee Sale

T.S. #: 26-18640

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.

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

Date: **6/2/2026**  
Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter.  
The sale will be completed by no later than **2:00 PM**  
Place: **Limestone County Courthouse in Groesbeck, Texas, at the following location: "At the front door of the Limestone County Courthouse, 200 West State Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court " OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**Lots 8 and 9, Block 2, Durham Addition, City of Groesbeck, Limestone County, Texas, according to the plat of said addition of record in Vol. 3, Page 27, Plat Records, Limestone County, Texas.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 2/21/2020 and is recorded in the office of the County Clerk of Limestone County, Texas, under County Clerk's File No 2020-0000740, recorded on 2/24/2020, of the Real Property Records of Limestone County, Texas.

Property Address: 118 FROST CREEK AVE GROESBECK, TX 76642

Trustor(s): **Devin Pryce Chambers, Martha Saling and Jim Saling** Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR United Fidelity Funding Corp. ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Auction.com, LLC, Sharon St. Pierre, Sheryl LaMont, Robert La Mont, David Sims, Mollie McCoslin, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC**

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 above referenced loan.

T.S. #: 26-18640

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by Devin Pryce Chambers, a single person, Martha Saling and Jim Saling, wife and husband. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$174,775.00, executed by Devin Pryce Chambers, a single person, Martha Saling and Jim Saling, wife and husband, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR United Fidelity Funding Corp. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Devin Pryce Chambers, a single person, Martha Saling and Jim Saling, wife and husband to Devin Pryce Chambers, Martha Saling and Jim Saling. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

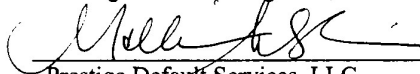
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

T.S. #: 26-18640

Dated: 3/26/26

Auction.com, LLC, Sharon St. Pierre, Sheryl LaMont, Robert La Mont, David Sims, Mollie McCoslin, Harriett Fletcher, Jabria Foy, Heather Golden, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Prestige Posting and Publishing LLC,



---

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (866) 539-4173  
Website: <https://www.servicelink.auction.com>

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department