


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2026-0022 <b>RECORDED DATE:</b> 05/07/2026 11:56:30 AM 
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<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1015757 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Clerk
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<b>RETURN TO:</b> () MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLY MCCOSLIN 501 E MAIN WORTHAM, TX 76693 903-388-2002
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DOCUMENT # : FC-2026-0022  
 RECORDED DATE: 05/07/2026 11:56:30 AM

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

C&M No. 44-26-01772/ FILE NOS

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 08, 2022 and recorded under Clerk's File No. 2022-0003240 correction instrument recorded as 2022-0003998, in the real property records of LIMESTONE County Texas, with Milton Mahuwe, a single person as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Milton Mahuwe, a single person securing payment of the indebtedness in the original principal amount of \$89,900.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Milton Mahuwe. Security Service Federal Credit Union is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: 425 Phillips Blvd, Ewing, NJ 08618.

#### Legal Description:

**LOT 48, HIGHLAND HILLS RANCH, A SUBDIVISION IN LIMESTONE COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN PLAT NO. 363, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS**

**EASEMENT BEING DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HERE OF FOR ALL PURPOSES.**

### SALE INFORMATION

**Date of Sale: 06/02/2026**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: LIMESTONE County Courthouse, 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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**STRICT COMPLIANCE WITH FINCEN RULES AND REGULATIONS IS REQUIRED FOR PURCHASE OF THE PROPERTY AT THIS SALE. A FORECLOSURE DEED WILL NOT ISSUE WITHOUT SUCCESSFUL BIDDER PROVIDING ALL INFORMATION NECESSARY FOR STRICT COMPLIANCE WITH FINCEN.**

**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.**

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Mollie McCoslin, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Jabria Foy, Heather Golden, Kara Riley, Agency Sales and Posting, LLC, or Codilis & Moody, P.C., as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Executed on 05/06/2026.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law  
Codilis & Moody, P.C.  
20405 State Highway 249, Suite 170  
Houston, TX 77070  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-26-01772

SHARED DRIVE EASEMENT

PEEDE & ASSOCIATES LAND SURVEYORS, LTD

125 N. COVINGTON STREET, P.O. BOX 533  
MILLSBORO, TEXAS 76845  
PHONE: (817) 662-3201  
Company Regd: 10006800

SHARED DIRVE EASEMENT

HIGHLAND HILLS RANCH

Limestone County, Texas

All that certain tract or parcel of land located in J. D. Brown Survey, Abstract No. 51 and , McKinney & Williams Survey, Abstract No. 408, Limestone County, Texas, being a part of a called 752.53 acre tract of land conveyed by Rafter B Land & Livestock, LLC to HIFEXLP, LLC by deed dated May 5, 2022, and being recorded in Document No. 2022-0002031 Official Public Records of Limestone County, Texas, being a part of Lots 48 and 49, Highland Hills Ranch, according to the plat recorded in Document No. 2022-0002 of the Official Public Records of Limestone County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" steel rebar set for a corner in County Road 721, on the southerly line of a tract of land conveyed to Glockzin Ranch Properties, LTD by deed recorded in Volume 1265, Page 86, of the Official Public Records of Limestone County, Texas, being on an extension of a tract of land conveyed to Jesus Fernandez by deed recorded in Document No. 2017-0657 of the Official Public Records of Limestone County, Texas, and being the most northerly northwest corner of said Highland Hills Ranch;

THENCE South 70 degrees 28 minutes 46 seconds East a distance of 9028.89 feet to a 1/2" steel rebar set in said County Road 707, on the northerly line of a tract of land conveyed to Bradley Milstead by deed recorded in Volume 1087, Page 858, of the Official Public Records of Limestone County, Texas, being the southeast corner of said Lot 49 and said Highland Hills Ranch for the POINT OF BEGINNING of the herein described tract, being the southwest corner of a tract of land conveyed to Edna L. Jackson by deed recorded in Volume 972, Page 230, of the Official Public Records of Limestone County, Texas;

THENCE South 58 degrees 44 minutes 28 seconds West, along said County Road 707 and a southerly line of said Highland Hills Ranch, for a distance of 120.04 feet to an unmarked point, being the southwest corner of said Lot 48 and the southeast corner of Lot 47 of said Ranch, said point bears 845.72 feet from a 1/2" steel rebar set for an angle point in the southerly line of said Ranch;

THENCE North 31 degrees 10 minutes 25 seconds West along the common line between said Lot 47 and 48 at a distance of 45 feet passing a 1/2" steel rebar set for reference continuing for a total distance of 532.18 feet to a 1/2" steel rebar set for a common angle point;

THENCE North 40 degrees 24 minutes 10 seconds West along the common line between said Lot 47 and 48 for a distance of 548.49 feet to a 1/2" steel rebar set, being the northeast corner of said Lot 47 and an interior ell corner of said Lot 48;

THENCE North 61 degrees 35 minutes 02 seconds East over and across said Lot 48 and 49 for a distance of 208.21 feet to an unmarked point lying in the easterly line of said Lot 49, being a westerly line of said Jackson tract;

THENCE South 31 degrees 10 minutes 25 seconds East, generally along a fence line and a common line between said Jackson tract and Ranch, at a distance of 1044.48 feet passing a 1/2" steel rebar set for reference on the northerly side of County Road 707, continuing in all for a total distance of 1063.38 feet to the point of beginning and containing 3.48 acres of land, as surveyed April 14-21, 2022, by Peede & Associates Land Surveyors, LTD, Job No. 040122.

*Donny Peede*  
Donny Peede, Texas RPLS No. 5137  
Job No. 040122



EXHIBIT "A"