

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0008 RECORDED DATE: 03/11/2024 02:46:41 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 954838 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk	
RETURN TO: () JAMES RICHARDS 407 E CORSICANA STREET ATHENS, TX 75751 214-559-7387	SUBMITTED BY: JAMES RICHARDS 407 E CORSICANA STREET ATHENS, TX 75751 214-559-7387	
DOCUMENT # : FC-2024-0008 RECORDED DATE: 03/11/2024 02:46:41 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

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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Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: March 8, 2024

Type of Security Instrument: Deed of Trust

Date of Instrument: January 27, 2023

Debtor: John Mvundura

Original Trustee: Banahan Martinez

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Milo Funding, LLC

County of Property: Limestone County, Texas

Recording Information: Limestone County Real Property Records Document Number 2023-0000431

Property Description:

BEING 11.300 ACRES, MORE OR LESS, OF THE WILLIAM PETTUS SURVEY, A-456, AND BEING PART OF A 68.035 ACRE TRACT OF LAND DESCRIBED IN DEED TO TEXAS GREENER PASTURES, LLC AS RECORDED IN DOCUMENT NO. 2021 0005766 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS. SAID 11.300 ACRE TRACT CALLED TRACT S AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES (COMMONLY KNOWN AS: 0 LCR 300 LOT 5, MART, TEXAS 76664)

Date of Sale of Property: April 2, 2024

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Limestone County Courthouse, 200 West State Street, Groesbeck, Texas 76642 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.


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 James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387

Executed on March 8, 2024



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com

WARRANTY DEED FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 5"

Being 11.300 Acres, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE, S 31° 37' 33" E, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 1169.70 Feet, to a ½ inch capped survey monument, set, for the **PLACE OF BEGINNING**;

THENCE, N 58° 43' 45" E, with the Northwest line hereof, crossing said 68.035 Acre tract, 1625.86 Feet, to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 Acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE, S 33° 38' 33" E, with the East line of said 68.035 Acre tract, at 55.29 Feet, pass a ½ inch iron pin, found, within said county road, 0.31 Feet, right of line, and continuing in all 302.02 Feet, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 Acre tract, in the approximate center of said county road, Brs. S 33° 38' 33" E, 292.13 Feet;

THENCE, S 58° 43' 45" W, with the Southeast line hereof, crossing said 68.035 Acre tract, 1636.49 Feet, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ½ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 291.89 Feet;

THENCE, N 31° 37' 33" W, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, 301.77 Feet, to the **PLACE OF BEGINNING** containing 11.300 Acres, more or less, of which 0.105 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

Exhibit "A"