

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0019 <b>RECORDED DATE:</b> 04/15/2025 02:14:38 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> 1004385 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	<b>SUBMITTED BY:</b> TEXAS TRUSTEE TITLE LLC PO BOX 6449 HOT SPRINGS NATIONAL PARK, AR 71902	
DOCUMENT # : FC-2025-0019 RECORDED DATE : 04/15/2025 02:14:38 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.		
	 <b>Kerrie Cobb</b> 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.**

3162 HWY 14 N  
MEXIA, TX 76667

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### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

1. **Date, Time, and Place of Sale.**

Date: May 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 20, 2022 and recorded in Document INSTRUMENT NO. 2022-0005569 real property records of LIMESTONE County, Texas, with DOWNRANGE PROPERTIES LLC AND DEREK RINGLEY AND JARED MICHAEL HENDRICKSON, grantor(s) and VICTOR GARCIA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOWNRANGE PROPERTIES LLC AND DEREK RINGLEY AND JARED MICHAEL HENDRICKSON, securing the payment of the indebtednesses in the original principal amount of \$95,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PORCH SWING HOLDINGS, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. PORCH SWING FUNDING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PORCH SWING FUNDING  
15030 VENTURA BLVD.  
SHERMAN OAKS, CA 91403



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**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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo



**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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LIMESTONE

**EXHIBIT "A"**

BEING THE NORTH ONE-HALF OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN LIMESTONE COUNTY, TEXAS, BEING A PART OF THE A VARELA XI LEAGUE GRANT AND ALSO BEING A , PART OF THE CERTAIN ORIGINAL AMANDA MCCULLOUGH 40 ACRE TRACT, AND

BEGINNING AT A POST IN THE EAST RIGHT OF WAY TO STATE HIGHWAY 14, AND THE SOUTH LINE OF SAID 40 ACRE TRACT, SAID CORNER BEING THE NW CORNER OF THE A. D. KENNEDY ONE ACRE TRACT;

THENCE S 79-1/4 E. 293 FEET ALONG SAID SOUTH LINE TO THE NE CORNER OF THE A. D. KENNEDY ONE ACRE TRACT;

THENCE N. 5 E. 149 FEET TO STAKE;

THENCE N. 79-1/4 W. 293 FEET TO STAKE IN SAID LINE OF HIGHWAY 14;

THENCE 5. 5 W. 149 FEET TO THE PLACE OF BEGINNING, CONTAINING ONE ACRE OF LAND, ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY WALTER W. LEACH, COUNTY SURVEYOR OF LIMESTONE COUNTY, TEXAS, ON MARCH 24, 1955.

THE LAND HEREIN CONVEYED BEING THE SHAPE OF A PARALLELOGRAM AND CONTAINING AN AREA OF ONE-HALF ACRE AND BEING 74-1/2 FEET IN WIDTH FRONTING ON THE EAST RIGHT OF WAY OF STATE HIGHWAY NO. 14 AND RUNNING BACK 293 FEET IN LENGTH.