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| <b>LIMESTONE COUNTY</b><br>Kerrie Cobb<br>200 West State Street<br>Suite 102<br>Groesbeck, TX 76642<br>Phone: (254)729-5504   | <b>DOCUMENT #:</b> FC-2025-0020<br><b>RECORDED DATE:</b> 04/15/2025 03:13:13 PM<br> |
| <b>OFFICIAL RECORDING COVER PAGE</b>  |   |
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| <b>RETURN TO:</b> ()<br>MOLLY MCCOSLIN<br>501 E MAIN<br>WORTHAM, TX 76693<br>903-388-2002   | <b>SUBMITTED BY:</b><br>MOLLY MCCOSLIN<br>501 E MAIN<br>WORTHAM, TX 76693<br>903-388-2002   |
| DOCUMENT # : FC-2025-0020<br>RECORDED DATE: 04/15/2025 03:13:13 PM<br><br>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.<br><br><div style="display: flex; align-items: center;">  <div> <br/> <b>Kerrie Cobb</b><br/> <b>Limestone County Clerk</b> </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.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

C&amp;M No. 44-25-01143/ 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 03, 2023 and recorded under Clerk's File No. 2023-0002378, in the real property records of Limestone County Texas, with Constance K. Jenkins, a single person as Grantor(s) and Security Service Federal Credit Union as Original Mortgagee.

Deed of Trust executed by Constance K. Jenkins, a single person securing payment of the indebtedness in the original principal amount of \$237,500.00 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 Constance K. Jenkins. 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: 1000 Technology Drive, O'Fallon, MO 63368.

#### Legal Description:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE JUAN LUIS CHAVERT SURVEY, ABSTRACT NO. 4, LIMESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.64 ACRE TRACT DESCRIBED IN A DEED TO KIMBELL HUGHES AND WIFE, BRENDA HUGHES FROM WILLIAM CLAUDE MILLS AND WIFE, LENA ROBERTS MILLS ON FEBRUARY 9, 1981 AND PART OF THAT CERTAIN CALLED 12 ACRE TRACT DESCRIBED IN A DEED TO D.K. HUGHES FROM R.C. POWELL AND WIFE, CHRYSTELLE POWELL ON FEBRUARY 25, 1976 IN VOLUME 604, PAGE 438 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:**

### SALE INFORMATION

**Date of Sale: 06/03/2025**

**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.

**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, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, 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 04/11/2025.

/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. 44-25-01143

**Exhibit "A"****Legal Description**

**Juan Luis Chavert Survey, Abstract No. 4  
Limestone County, Texas**

**2.04 Acres**

All that certain lot, tract or parcel of land, part of the Juan Luis Chavert Survey, Abstract No. 4, Limestone County, Texas, being all of that certain called 0.64 acre tract described in a deed to Kimbell Hughes and wife, Brenda Hughes from William Claude Mills and wife, Lena Roberts Mills on February 9, 1981 and part of that certain called 12 acre tract described in a deed to D.K. Hughes from R.C. Powell and wife, Chrystelle Powell on February 25, 1976 in Volume 604, Page 438 of the Deed Records of Limestone County, Texas and being more completely described as follows, to-wit:

**BEGINNING** at a t-post (found) for the North corner of the above mentioned 0.64 acre Hughes tract, the West corner of a called 3.72 acre tract conveyed to Encrescent, LLC in Document No. 2022-1520 and being at the 363 ft. contour line of Lake Limestone;

**THENCE** South 38 deg. 12 min. 22 sec. East with the Northeast line of the 0.64 acre Hughes tract and the Southwest line of the 3.72 acre Encrescent tract, a distance of 398.51 ft. to a 10" utility pole fence corner (found) for the South corner of same, the East corner of the 0.64 acre Hughes tract and being an angle corner of a called 5.70 acre Jason Trojacek tract described in Volume 1336, Page 373;

**THENCE** South 59 deg. 26 min. 58 sec. West with the Southeast line of the 0.64 acre Hughes tract and the westerly Northwest line of the 5.70 acre Trojacek tract, a distance of 76.39 ft. to a 1/2" iron rod (set) which replaces a 60d nail (found) for the West corner of same, the South corner of the 0.64 acre Hughes tract and being in the Northeast line of the residue of the above mentioned 12 acre Hughes tract.

**THENCE** in a westerly direction across the 12 acre Hughes tract and generally with a fence as follows:

- 1.) North 61 deg. 50 min. 48 sec. West a distance of 14.39 ft. to a 1/2" iron rod (set) at a fence corner and
- 2.) South 60 deg. 01 min. 42 sec. West a distance of 180.43 ft. to a 1/2" iron rod (set) 17.6 ft. Southwest of a fence for the South corner of this tract and being in the Northeast line of a called 4.92 acre tract conveyed to Alvin Curtis Johnson and Janie Dee Craddock in Document No. 2015-4254;

**THENCE** North 35 deg. 07 min. 46 sec. West with the Northeast line of the 4.92 acre Johnson and Craddock tract, a distance of 327.80 ft. to a 1/2" iron rod (set) for the West corner of this tract;

**THENCE** in a northeasterly direction with the Northwest lines of said 12 acre Hughes tract, the Northwest lines of said 0.64 acre Hughes tract and the 363 ft. contour of Lake Limestone as follows:

- 1.) North 59 deg. 22 min. 41 sec. East a distance of 45.84 ft. to a corner.
- 2.) North 52 deg. 43 min. 50 sec. East a distance of 33.38 ft. to a corner.
- 3.) North 50 deg. 48 min. 57 sec. East a distance of 31.06 ft. to a corner.
- 4.) North 14 deg. 32 min. 48 sec. East a distance of 26.87 ft. to a corner.
- 5.) North 63 deg. 27 min. 50 sec. East a distance of 19.56 ft. to a corner.
- 6.) North 46 deg. 26 min. 31 sec. East a distance of 28.69 ft. to a corner.
- 7.) North 43 deg. 35 min. 08 sec. East a distance of 45.95 ft. to a corner and
- 8.) North 31 deg. 55 min. 37 sec. East a distance of 19.14 ft. to the point of beginning and containing 2.04 acres of land.

**AND IN ADDITION THERETO THAT ONE CERTAIN ACCESS EASEMENT**  
of record in Vol. 737, Page 409, Real Property Records of  
Limestone County, Texas.