



<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0038 <b>RECORDED DATE:</b> 07/24/2025 02:57:28 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1008110 - 1 Doc(s) <b>Document Page Count:</b> 2 <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-2025-0038 RECORDED DATE: 07/24/2025 02:57:28 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**

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

## NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.*** The property to be sold is described as follows: DESCRIPTION OF: 0.316 ACRES, SUBDIVISION 1, DIVISION LXVI (66), CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS. OWNER: JAMES ANDREW ADKINS ET AL., VOLUME 123, PAGE 531, L.C.P.R.

BEING A 0.316 ACRE TRACT OF LAND, PART OF SUBDIVISION 1, DIVISION LXVI (66), IN THE CITY OF GROESBECK, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE OFFICIAL PLAT OF RECORD IN VOLUME 2, PAGE 44 PLAT RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING THE RESIDUE OF THAT TRACT DESCRIBED IN THE DEED DATED JANUARY 9, 1970 FROM MRS. MAGGIE ADKINS TO RAYMOND ADKINS OF RECORD IN VOLUME 555, PAGE 481, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), AND BEING THAT TRACT CONVEYED TO PAULINE ADKINS IN THE WILL OF RECORD IN VOLUME 97, PAGE 717, PROBATE RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING THAT TRACT INHERITED FROM PAULINE ADKINS BY JAMES ANDREW ADKINS ET AL IN THE WILL OF RECORD IN VOLUME 123, PAGE 531, L.C.P.R., SAID 0.316 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD IN THE NORTH LINE OF THE ROBERT W. RUDDER 0.987 ACRES TRACT OF RECORD IN VOLUME 994, PAGE 350, L.C.D.R., FOR MOST EASTERLY CORNER OF THIS TRACT, SAME BEING THE MOST SOUTHERLY CORNER OF THE BRIAN SWICK FIRST TRACT OF RECORD IN VOLUME 962, PAGE 516, L.C.D.R. SAID CORNER BEARS SOUTH 60 DEGREES 00 MINUTES 0 SECONDS WEST 128.01 FEET FROM A FOUND 1/2 INCH IRON ROD AT THE MOST NORTHERLY CORNER OF SAID RUDDER TRACT;

THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST (REFERENCE BEARING FROM THE RUDDER DEED) 97.44 FEET WITH THE SOUTHEAST LINE OF SAID ADKINS TRACT ALONG A FENCE, SAME BEING THE NORTHWEST LINE OF SAID RUDDER TRACT, TO A SET 1/2 INCH IRON ROD FOR MOST SOUTHERLY CORNER OF THIS TRACT, SAME BEING THE MOST EASTERLY CORNER OF THE ERMA LEIGH CALLED 0.198 ACRES TRACT OF RECORD IN VOLUME 655, PAGE 813, L.C.D.R., SAID CORNER BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST 83.00 FEET FROM A FOUND 1/2 INCH IRON ROD AT THE MOST WESTERLY CORNER OF SAID RUDDER TRACT;

THENCE NORTH 57 DEGREES 01 MINUTES 04 SECONDS WEST 138.46 FEET WITH THE SOUTHWEST LINE OF THIS TRACT AND THE NORTHEAST LINE OF SAID LEIGH TRACT, TO A SET 1/2 INCH IRON ROD IN THE EAST LINE OF GRAYSON ST. FOR MOST WESTERLY CORNER OF THIS TRACT AND THE MOST NORTHERLY CORNER OF SAID LEIGH TRACT;

THENCE NORTH 44 DEGREES 50 MINUTES 56 SECONDS EAST 78.80 FEET WITH THE EAST LINE OF GRAYSON ST. TO AN "X" ETCHED ON A CURB FOR THE MOST NORTHERLY OCCUPIED CORNER OF THIS TRACT, SAME BEING THE MOST WESTERLY CORNER OF PART OF THE RONALD P. MCKINLEY FIRST TRACT OF RECORD IN VOLUME 1000, PAGE 711, L.C.D.R., FROM WHICH CORNER A SET 1/2 INCH IRON ROD FOR REFERENCE BEARS NORTH 33 DEGREES 50 MINUTES 56 SECONDS EAST 0.25 FEET;

THENCE SOUTH 53 DEGREES 58 MINUTES 28 SECONDS EAST 92.05 FEET WITH THE SOUTHWEST LINE OF SAID MCKINLEY TRACT AND A NORTHEASTERLY LINE OF THIS TRACT ALONG A FENCE TO A FOUND 2 INCH STEEL CHAIN-LINK FENCE CORNER POST FOR AN OCCUPIED INSIDE ANGLE CORNER OF THIS TRACT, SAME BEING THE MOST SOUTHERLY CORNER OF SAID MCKINLEY TRACT;

THENCE NORTH 58 DEGREES 43 MINUTES 51 SECONDS EAST 37.93 FEET WITH A NORTHWEST LINE OF THIS TRACT AND SOUTHEAST LINE OF SAID MCKINLEY TRACT TO A FOUND 2 INCH CHAIN-LINK FENCE CORNER POST IN THE SOUTHWEST LINE OF THE JACKIE D. MCNUTT TRACT I OF RECORD IN VOLUME 978, PAGE 300, L.C.D.R., FOR AN OCCUPIED NORTHERLY CORNER OF THIS TRACT;

THENCE SOUTH 40 DEGREES 48 MINUTES 32 SECONDS 76.16 FEET WITH THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST LINE OF SAID MCNUTT TRACT AND SAID SWICK TRACT AND WITH FENCE, TO THE POINT OF BEGINNING, CONTAINING 0.316 ACRES.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 09/28/2005 and recorded in Book 1187 Page 233 Document 54861 real property records of Limestone County, Texas.

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

Date: 09/02/2025

Time: 10:00 AM

Place: Limestone County, Texas at the following location: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. *Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. 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.

**5. *Obligations Secured.*** The Deed of Trust executed by ELISABETH R CRAVEN AND RONALD P MCKINLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$55,675.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 17000

Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Melanie McCoslin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 7-24-25 I filed this Notice of Foreclosure Sale at the office of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.