

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0041 RECORDED DATE: 09/11/2025 03:35:53 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 9
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1009466 - 1 Doc(s) Document Page Count: 8 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2025-0041 RECORDED DATE: 09/11/2025 03:35:53 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.   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.**

3703 FM 39 N, MEXIA, TX, 76667

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

APPOINTMENT**OF SUBSTITUTE****TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Mollie McCoslin, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Agency Sales and Posting LLC Jabria Foy, Heather Golden, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

SUBSTITUTE**TRUSTEE'S****ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

NOTICE OF**SUBSTITUTE****TRUSTEE SALE:**

WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 07, 2025 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF**SALE:**

The place of the sale shall be: 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 in LIMESTONE County, Texas or as designated by the County Commissioners.

INSTRUMENT

TO BE FORECLOSED: Deed of Trust or Contract Lien dated 08/08/2023 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2023-0002870 in the real property records of Limestone County Texas, with COLBY GRADY AND WIFE, KELLY GRADY as Grantor(s) and BOBBY JOE HILL II AND WIFE, TARA HILL as Original Mortgagee.

OBLIGATIONS SECURED: Deed of Trust or Contract Lien executed by COLBY GRADY AND WIFE, KELLY GRADY securing the payment of the indebtedness in the original principal amount of \$1,021,190.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by COLBY GRADY, KELLY GRADY. KIRKLAND FINANCIAL LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

MORTGAGE SERVICING 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 property securing the above referenced loan. KIRKLAND FINANCIAL LLC is acting as the Mortgage Servicer for KIRKLAND FINANCIAL LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. KIRKLAND FINANCIAL LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

KIRKLAND FINANCIAL LLC
c/o KIRKLAND FINANCIAL LLC
PO BOX 970
GOODLETTSVILLE, TN 37070

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: TRACT ONE: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE A. VARELA SURVEY ABSTRACT NO. 29 LIMESTONE COUNTY, TEXAS AND BEING A CALLED 5.12 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BOBBY JOE HILL, II AND WIFE, TARA HILL RECORDED AS

DOCUMENT NO. 20180788 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE WESTERLY CORNER OF THE SAID 5.12 ACRE HILL TRACT, IN THE NORTHEASTERLY LINE OF FARM TO MARKET ROAD NO. 39, IN THE APPROXIMATE CENTERLINE OF LIMESTONE COUNTY ROAD NO. 428 AND AT THE SOUTHWESTERLY CORNER OF A CALLED 100.00 ACRE SECOND TRACT AS DESCRIBED IN DEED TO LONNIE DALE HORTMAN AND CONNIE BARTON HORTMAN RECORDED AS DOCUMENT NO. 2021-0003087 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND (RED CAP) BEARS S 38° 30' 00" E, 27.74 FEET;

THENCE, WITH SAID LIMESTONE COUNTY ROAD NO. 428 AND THE NORTHERLY LINE OF THE SAID 5.12 ACRE HILL TRACT AS FOLLOWS: N 68° 17' 02" E, 505.60 FEET TO A POINT FOR CORNER, N 73° 08' 33" E. 48.37 FEET TO A POINT FOR CORNER, N 80° 36' 59" E, 77.00 FEET TO A POINT FOR CORNER, N 87° 41' 23" E, 89.66 FEET TO A POINT FOR CORNER AND S 89° 41' 01" ?, 284.88 FEET TO A POINT FOR CORNER AT THE NORTHEASTERLY CORNER OF THE SAID 5.12 ACRE HILL TRACT AND IN THE NORTHWESTERLY CORNER OF A CALLED 10.544 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CHARLES V. BRYANT AND WIFE, ELVIE O. BRYANT RECORDED IN VOLUME 576, PAGE 411 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") BEARS S 68° 00' 00" W. 71.71 FEET:

THENCE, S 68° 00' 00" W, ALONG THE COMMON LINE OF THE SAID 5.12 ACRE HILL TRACT AND THE SAID 10.544 ACRE BRYANT TRACT 599.58 FEET TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") AT ELL CORNER OF THE SAID 5.12 ACRE HILL TRACT AND A WESTERLY CORNER OF THE SAID 10.544 ACRE BRYANT TRACT;

THENCE, S 02° 44' 00" ?, CONTINUING ALONG THE COMMON LINE OF THE SAID 5.12 ACRE HILL TRACT AND THE 10.544 ACRE BRYANT TRACT PASSING A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") FOR THE SOUTHWESTERLY CORNER OF THE SAID 10.544 BRYANT TRACT AT 121.30 FEET AND CONTINUING A TOTAL DISTANCE OF 479.00 FEET TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") FOR THE

SOUTHERLY CORNER OF THE SAID 5.12 ACRE HILL TRACT, A WESTERLY CORNER OF A CALLED 64.26 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BOBBY JOE HILL, II RECORDED IN VOLUME 1313, PAGE 1 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS AND IN THE NORTHEASTERLY LINE OF SAID FARM TO MARKET ROAD NO. 39, FROM WHICH A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") BEARS S 38° 30' 00" E. 2400.00 FEET;

THENCE, N 38° 30' 00" W, ALONG THE NORTHEASTERLY LINE OF SAID FARM TO MARKET ROAD NO. 39 AND THE SOUTHWESTERLY LINE OF THE SAID 5.12 ACRE HILL TRACT 622.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND MORE OR LESS.

TRACT TWO: BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE ? VARELA SURVEY ABSTRACT NO. 29 LIMESTONE COUNTY, TEXAS AND BEING PART OF A CALLED 64.26 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BOBBY JO HILL, II RECORDED IN VOLUME 1313, PAGE 1 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET IN LIMESTONE COUNTY ROAD NO. 428 AT THE SOUTHEASTERLY CORNER OF THE SAID 64.26 ACRE HILL TRACT;

THENCE, WEST, ALONG THE SOUTHERLY LINE OF THE SAID 64.26 ACRE HILL TRACT TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") FOR THE SOUTHWESTERLY CORNER OF THE SAID 64.26 ACRE HILL TRACT AND IN THE NORTHEASTERLY LINE OF FARM TO MARKET ROAD NO. 39;

THENCE, N 38° 30' 00" W, WITH THE NORTHEASTERLY LINE OF SAID FARM TO MARKET ROAD NO. 428 AND THE SOUTHWESTERLY LINE OF THE SAID 64.26 ACRE HILL TRACT 2400.00 FEET TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") FOR THE SOUTHWESTERLY CORNER OF THE SAID 64.26 ACRE HILL TRACT AND THE SOUTHERLY CORNER OF A CALLED 5.12 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO BOBBY JO HILL AND WIFE, TARA HILL RECORDED AS DOCUMENT NO. 20180788 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD FOUND (RED CAP) BEARS N 38° 30' 00" W, 595.00 FEET;

THENCE, N 02° 44' 00" E, ALONG THE COMMON LINE OF THE SAID 5.12 ACRE HILL TRACT AND THE SAID 64.26 ACRE HILL TRACT 357.70 FEET TO A 1/2" IRON ROD SET (RED CAP

"SHALLOW CREEK") FOR THE NORTHWESTERLY CORNER OF THIS TRACT AND THE SOUTHWESTERLY CORNER OF A CALLED 10.544 ACRE TRACT OF LAND AS DESCRIBED IN DEED TO CHARLES V. BRYANT AND WIFE, ELVIE O. BRYANT RECORDED IN VOLUME 576, PAGE 411 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") BEARS N 02° 44' 00" E, 121.30 FEET;

THENCE, N 88° 24' 28" E, ALONG THE SOUTHERLY LINE OF THE SAID 10.544 ACRE BRYANT TRACT 1657.57 FEET TO A 1/2" IRON ROD SET (RED CAP "SHALLOW CREEK") FOR THE NORTHEASTERLY CORNER OF THIS TRACT, THE SOUTHEASTERLY CORNER OF THE SAID 10.544 ACRE BRYANT TRACT AND IN THE WESTERLY LINE OF THE SAID LIMESTONE COUNTY ROAD NO. 428;

THENCE, S 00° 44' 15" W, ALONG THE WESTERLY LINE OF SAID LIMESTONE COUNTY ROAD NO. 428 AND THE EASTERLY LINE OF THE SAID 64.26 ACRE HILL TRACT 2281.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.73 ACRES OF LAND MORE OR LESS (the "Property")

REPORTED

PROPERTY 3703 FM 39 N, MEXIA, TX 76667

ADDRESS:

TERMS OF The Substitute Trustee will sell the Property by public auction at the place
SALE: and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

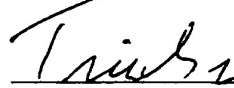
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED

**STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Signed on the 2 day of September, 2025

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300

jack@jackoboyle.com

✓ Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS
MORTGAGE SERVICER

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on 9-11-25 I filed at the office of the Limestone County Clerk and caused to be posted at the Limestone County courthouse (or other designated place) this notice of sale.

Signed: Mollie McCoslin

Declarant's Name: Mollie McCoslin

Date: 9-11-25