

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0027 RECORDED DATE: 06/09/2022 02:37:16 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 3
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 936834 - 1 Doc(s) Document Page Count: 2 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-2022-0027 RECORDED DATE: 06/09/2022 02:37:16 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

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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: 1.241 ACRES IN THE M.C. REJON XI LEAGUES, ABSTRACT 26, LOCATED ON LIMESTONE COUNTY, TEXAS; BEING ALL OF LOT 30 AND 31, BLOCK H, CEDAR CREEK ESTATES, AS RECORDED IN CABINET 1, PLAT 1, OF LIMESTONE COUNTY MAP RECORDS;
THIS 1.241 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 30, SAME BEING THE SOUTHEAST CORNER OF LOT 29 BLOCK H, THE SOUTHWEST CORNER OF LOT 1 BLOCK C AND THE NORTHWEST CORNER LOT 8 BLOCK C OF CEDAR CREEK ESTATES; FOUND A 1/2 INCH STEEL ROD AT SAME (IN A GULLY);
THENCE WITH THE EAST LINE OF LOT 30 BLOCK H, SAME BEING THE WEST LINE OF LOT 8 BLOCK C, SOUTH 00 DEGREES, 12 MINUTES, 14 SECONDS EAST A DISTANCE OF 169.48 FEET (CALLED 171.0 FEET) TO THE SOUTHEAST CORNER OF LOT 30 BLOCK H, SAME BEING THE SOUTHWEST CORNER OF LOT 8 BLOCK C IN THE NORTH RIGHT-OF-WAY OF LAKESHORE DRIVE; FOUND A 1/2 INCH STEEL ROD AT SAME; FOUND A 1/2 INCH STEEL ROD BEARING SOUTH 78 DEGREES, 19 MINUTES, 57 SECONDS EAST 77.41 FEET;
THENCE WITH THE SOUTH LINE OF LOT 30 BLOCK H, SAME BEING THE NORTH RIGHT-OF-WAY OF LAKESHORE DRIVE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24 DEGREES, 09 MINUTES AND 46 SECONDS, A RADIUS OF 196.80 FEET AND A CHORD OF SOUTH 77 DEGREES, 42 MINUTES AND 53 SECONDS WEST 82.38 FEET TO THE P.T. OF SAID CURVE TO THE LEFT; FOUND A 1/2 INCH STEEL ROD AT SAME;
THENCE CONTINUING WITH THE SOUTH LINE OF LOT 30 AND WITH THE SOUTH LINE OF LOT 31 BLOCK H, SAME BEING THE NORTH RIGHT-OF-WAY OF LAKESHORE DRIVE, SOUTH 65 DEGREES, 38 MINUTES AND 00 SECONDS WEST A DISTANCE OF 178.00 FEET TO THE SOUTHWEST CORNER OF LOT 31 BLOCK H, SAME BEING THE SOUTHEAST CORNER OF LOT 32 BLOCK H;
SET A 1/2 INCH STEEL ROD AT SAME; FOUND A 1 INCH STEEL PIPE BEARING NORTH 48 DEGREES, 51 MINUTES AND 23 SECONDS WEST 6.39 FEET; FOUND A 1/2 INCH STEEL ROD BEARING SOUTH 85 DEGREES, 53 MINUTES AND 18 SECONDS WEST 79.00 FEET;
THENCE WITH THE WEST LINE OF LOT 31 BLOCK H, SAME BEING THE EAST LINE OF LOT 32 BLOCK H, NORTH 18 DEGREES, 13 MINUTES AND 00 SECONDS WEST A DISTANCE OF 208.60 FEET TO THE NORTHWEST CORNER LOT 31, SAME BEING THE NORTHEAST CORNER OF LOT 32; SET A 1/2 INCH STEEL ROD AT SAME; FOUND A STEEL "T" POST 2 INCHES HIGH BEARING NORTH 15 DEGREES, 37 MINUTES AND 55 SECONDS WEST 0.86 FEET;
THENCE WITH THE NORTH LINE OF LOT 31 AND A LINE OF LOT 30 BLOCK H, (CALLED A LINE OF LAKE LIMESTONE), NORTH 71 DEGREES, 31 MINUTES AND 00 SECONDS EAST A DISTANCE OF 145.70 FEET TO AN EXTERIOR CORNER OF LOT 30 IN THE SOUTH LINE OF LOT 29 BLOCK H; SET A 1/2 INCH STEEL ROD AT SAME;
THENCE WITH THE NORTH LINE OF LOT 30, SAME BEING THE SOUTH LINE OF LOT 29 BLOCK H, NORTH 84 DEGREES, 33 MINUTES AND 41 SECONDS EAST A DISTANCE OF 169.83 FEET TO THE PLACE OF BEGINNING.
CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 1.241 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/15/2006 and recorded in Book 1198 Page 153 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: 07/05/2022

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 ROBBY KING AND ROBERT DUFFIN, provides that it secures the payment of the indebtedness in the original principal amount of \$80,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Specialized Loan Servicing LLC obtained a Order from the 77th District Court of Limestone County on 03/17/2022 under Cause No. 32394-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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

Certificate of Posting

I am Lorrie 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 6-9-22 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.

