

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0027 RECORDED DATE: 07/11/2023 02:11:51 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 947753 - 1 Doc(s) Document Page Count: 3 Operator Id: Olga	
RETURN TO: () FORECLOSURE SERVICES LLC 8101 BOAT CLUB ROAD SUITE 320 FORT WORTH, TX 76179 8176730968	SUBMITTED BY: FORECLOSURE SERVICES LLC 8101 BOAT CLUB ROAD SUITE 320 FORT WORTH, TX 76179 8176730968	
DOCUMENT # : FC-2023-0027 RECORDED DATE: 07/11/2023 02:11:51 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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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.**

Notice of Trustee's Sale**Date:** July 8, 2023**Substitute Trustee:** Sharon St. Pierre or Robert LaMont or David Garvin
or Sheryl LaMont or Kelly Goddard**Substitute Trustee's Address:** P. O. Box 1571
Boerne, Texas 78006**Mortgagee:** Texas Greener Pastures, LLC, a Texas limited liability company**Mortgagee's Address:**Texas Greener Pastures, LLC
c/o P. O Box 15826
San Antonio, TX 78212**Mortgage Servicer:** SecureNet Loan Services, LLC**Mortgage Servicer's Address:** P. O. Box 15826
San Antonio, Texas 78212**Note:** Note dated January 27, 2023 in the amount of \$112,000.00**Deed of Trust****Date:** January 27, 2023**Grantor:** John Mvundura**Mortgagee:** Texas Greener Pastures, LLC, a Texas limited liability company**Recording information:** Document Number 2023-0000431, Official Public Records of
Limestone County, Texas.**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

County: Limestone County, Texas**Date of Sale (first Tuesday of month):** August 1, 2023**Time of Sale:** 11:00 a.m. - 2:00 p.m.**Place of Sale:** Area of the Limestone County Courthouse as designated by the Limestone County Co

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.

Mortgage Servicer has appointed Sharon St. Pierre or Robert LaMont or David Garvin or Sheryl LaMont or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Sharon St. Pierre

7-11-2023

Sharon St. Pierre or Robert LaMont or David Garvin or
Sheryl LaMont or Kelly Goddard

EXHIBIT "A"

Being 11.300 acres, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 acre tract of land described in a deed to Texas Greener pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas,;

COMMENCING at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 acre tract and at the Northernmost or northeast corner of a 70.74 acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

THENCE S 31 DEG. 37 MIN. 33 SEC. E, with Southwest line of said 68.035 acre tract and the Northeast line of said 70.74 acre tract, 1169.70 Feet, to a ½ inch capped survey monument, set, for the PLACE OF BEGINNING; .

THENCE N 58 deg. 43 min. 45 sec. E, with the Northwest line hereof, crossing said 68.035 acre tract, 1625.86 feet to a ½ inch capped survey monument, set, at the Northeast corner hereof, in the East line of said 68.035 acre tract and within the fenced R-O-W of Limestone County Road No. 300;

THENCE S 33 deg. 38 min. 33 sec. E, with the East line of said 68.035 acre tract, at 55.29 Feet, pass a ½ inch iron pin, found, within said county road, 0.31 feet, right of line, and continuing in all 302.02 Feet, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch iron pin, found, at the Easternmost or Southeast corner of said 68.035 acre tract, in the approximate center of said county road, BRS. S 33 deg. 38 min. 33 sec E, 292.13 feet;

THENCE S 58 deg. 43 min. 45 sec. W, with the Southeast line hereof, crossing said 68.035 acre tract, 1636.49 feet, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 acre tract and in the Northeast line of said 70.74 acre tract, from whence a ½ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 acre tract and at the Easternmost or Southeast corner of said 70.74 acre tract, BRS. S 31 deg. 37 min. 33 sec. E, 29189 Feet;

THENCE N 31 deg. 37 min and 33 sec. W, with Southwest line of said 68.035 acre tract and the Northeast line of said 70.74 acre tract, 301.77 feet , to the PLACE OF BEGINNING containing 11.300 acres, more or less, of with 0.105 acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.