

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2023-0047 RECORDED DATE: 12/11/2023 04:16:23 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 4
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 952121 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk	
RETURN TO: () MILO FUNDING LLC	SUBMITTED BY: MILO FUNDING LLC	
<p>DOCUMENT # : FC-2023-0047 RECORDED DATE: 12/11/2023 04:16:23 PM</p> <p>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.</p> <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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RECORDED
INDEXED
LIMESTONE COUNTY, TEXAS
DECEMBER 11 2023

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: December 8, 2023

Substitute Trustee: Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont,
Allan Johnston or Ronnie Hubbard

Mortgagee: Milo Funding LLC

Mortgagee's Address: 9450 SW Gemini Dr., #43111
Beaverton, OR 97008

Note: Note dated January 27, 2023, in the amount of \$112,000.00

Deed of Trust:

Date: January 27, 2023

Grantor: John Mvundura, a married person dealing with non-homestead property

Mortgagee: Milo Funding LLC by Transfer and Assignment of Lien from Texas Greener Pastures,
LLC, recorded in Limestone County Texas, in Document No. 2023-0002179

Recording Information: Recorded in Document No. 2023-0000431 dated January 27, 2023

Property (including any improvements):

BEING 11.300 acres, more or less, of the William Pettus Survey, A-456, and being part of a 68.035 acre tract of land described in deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas. Said 11.300 acre tract called Tract 5 and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Limestone

Date of Sale: (first Tuesday of month) January 2, 2024

Time of Sale: 11:00 a.m.-2:00 p.m.

Place of Sale: THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Lori Garner, Mollie McCoslin, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 2, 2024, between eleven o'clock am and two o'clock pm and beginning not earlier than 11:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Fernando Sanchez, operating manager
for SecureNet Services, LLC, Mortgage
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 12/11/23

Mollie McCoslin
NAME


AS SUBSTITUTE TRUSTEE

EXHIBIT A

FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

"TRACT 5"

Being 11.300 Acres, more or less, of the William Pettus Survey, Abstract No. 458, 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 Westmost 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° 37' 33" 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° 43' 45" 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° 38' 33" 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° 38' 33" E, 292.13 Feet;

THENCE, S 58° 43' 45" W, with the Southeast line hereof, crossing said 68.035 Acre tract, 1636.48 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° 37' 33" E, 291.89 Feet;

THENCE, N 31° 37' 33" 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 which 0.105 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.