


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2024-0044 RECORDED DATE: 12/12/2024 01:08:45 PM 
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OFFICIAL RECORDING COVER PAGE

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Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1001325 - 1 Doc(s) Document Page Count: 2 Operator Id: Clerk
RETURN TO: () AILLS CIVIL PROCESS	SUBMITTED BY: AILLS CIVIL PROCESS

DOCUMENT # : FC-2024-0044
 RECORDED DATE: 12/12/2024 01:08:45 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
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.**

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: December 11, 2024

Type of Security

Instrument: Deed of Trust

Date of Instrument: May 8, 2024

Debtor: WRG Global, LLC

John Mvundura

Original Trustee: James N. Richards

Substitute Trustee: J. N. Richards Law, P.C.

Current Beneficiary: Milo Funding, LLC

County of Property: Limestone County, Texas

Recording Information: Limestone County Real Property Records Document Number 2024-0001814

Property Description:

BEING part of the Jarrett Young Survey, Abstract No. 32, being 3.28 acres, more or less, and being part of a called 3.44 acre tract conveyed in a deed dated March 13, 2009, from Leonard Wade Cothran to Roger Wade Cooper and recorded in Volume 1307, Page 252 of the Deed Records of Limestone County, Texas being part of a called 3 acre tract and a called 2 acre tract conveyed to the Harmony School by deed recorded in Volume 18, Page 362 of the Deed Records of Limestone County, Texas being part of a called 232.6 acre tract conveyed to Universal Atlas Cement Company property as described in a deed recorded in Volume 1226, Page 53 of the Deed Records of Limestone County, Texas, and being more particularly described in "Exhibit A" attached hereto and made a part hereof for all purposes (commonly known as 4099 Hwy 7, Kosse, TX 76653).

Date of Sale of Property: January 7, 2025

Earliest Time of Sale

of Property:

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Limestone County Courthouse, 200 West State Street, Groesbeck, Texas 76642 or any other place designated by the County Commissioners Court.

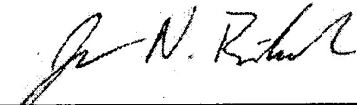
Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE J.N. Richards Law, P.C. to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com

Executed on December 11, 2024