


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2025-0003 <b>RECORDED DATE:</b> 01/14/2025 11:13:05 AM 
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<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 1002027 - 2 Doc(s) <b>Document Page Count:</b> 4 <b>Operator Id:</b> Clerk
<b>RETURN TO:</b> () LAUREN HOFFMAN	<b>SUBMITTED BY:</b> LAUREN HOFFMAN

DOCUMENT # : FC-2025-0003  
 RECORDED DATE: 01/14/2025 11:13:05 AM

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:** January 13, 2025  
**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:** February 4, 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

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

Executed on January 13, 2025

## EXHIBIT "A"

Field notes for that certain tract situated in the State of Texas and the County of Limestone, 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 a called 232.6 acre tract conveyed to Universal Atlas Cement Company by deed recorded in Volume 454, Page 430 of the Deed Records of Limestone County, Texas, and being part of Tract B of the Oak Grove Mining Company property as described in a deed recorded in Volume 1226, Page 53 of the Deed Records of Limestone County, Texas, and to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a 1/2 inch iron rod capped "4957" set for corner in the north right-of-way line of State Highway 7 (variable width right-of-way) and marking the southwest corner of said Tract B;

Thence with said north right-of-way line as follows:

North 78°36'00" West, 43.80 feet to a 1/2 inch iron rod capped "4957" set for an angle point,

South 35°50'05" West, 80.86 feet to a 1/2 inch iron rod capped "4957" set for an angle point (60 feet from the centerline),

North 78°36'00" West (Basis of Bearings from TXDOT Right-of-way plans and dedication in Volume H, Page 172), 469.17 feet to a point for corner from which a concrete right-of-way monument found bears South 17°03'49" East, 1.00 feet, and

North 17°03'49" West, passing the south line of said Harmony School 2 acre tract at 73.38 feet and continuing for a total distance of 74.43 feet to a concrete right-of-way monument found for corner in the east margin of County Road 713 and marking the northwest corner of said 3.44 acre tract;

Thence with the east margin of said County Road 713 and crossing said 232.6 acre tract, North 01°09'27" East, 27.98 feet to a 1/2 inch iron rod capped "4957" set for corner from which a concrete right-of-way monument found marking the intersection of the north right-of-way line of State Highway 7 and the west margin of County Road 713 bears South 80°06'02" West, 47.13 feet;

Thence crossing said 232.6 acre tract, crossing said Harmony School tracts and being an agreed upon boundary line between Roger Wade Cooper and Universal Atlas Cement Company (to be recorded by separate document), North 57°41'53" East, passing the east line of said Harmony School 3 acre tract and the west line of the Harmony School 2 acre tract at 422.54 feet, from which the southeast corner of said harmony School 3 acre tract bears

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## EXHIBIT "A"

South 28°35'16" West, 56.75, and continuing for a total distance of 471.36 feet to a 1/2 inch iron rod found for corner in a fence line in the west line of Tract D of the Oak Grove Mining Company property as described in a deed recorded in Volume 1226, Page 53 of the Deed Records of Limestone County, Texas.

Thence with the general line of a fence, the west line of said Tract D and being an agreed upon boundary line (to be recorded by separate document) as follows:

South 22°43'05" East, 201.28 feet to a 1/2 inch iron rod found for a bend in the west line of said Tract D, and

South 27°22'52" East, 24.24 feet to a 1/2 inch iron rod found for corner in a north line of said Tract B and in the south line of said Harmony School 2 acre tract and marking the southwest corner of said Tract D. From which the southeast corner of said Harmony School 1 acre tract, the southwest corner of said Harmony School 2 acre tract and an ell corner of said Tract B bears South 59°37'13" West, 19.39 feet;

Thence crossing said Tract B and being the agreed upon line (to be recorded by separate document), South 30°44'37" East, 216.02 feet to a concrete right-of-way monument found in the north right-of-way line of State Highway 7 and marking a bend in the south line of said Tract B. From which a 60D nail found marking the southeast corner of said 3.44 acre tract bears South 31°18'47" East, 91.66 feet and a concrete right-of-way monument found in the south line of said Tract B and in the north right-of-way line of State Highway 7 bears South 55°08'27" East, 183.02 feet;

Thence with said north right-of-way line and the south line of said Tract B, North 77°07'32" West, 26.93 feet to the Point of Beginning and containing 3.28 acres of land, more or less, of which approximately 0.21 acre out of the Harmony School 3 acre tract and 0.17 acre out of the Harmony School 2 acre tract are included. As shown on the accompanying survey plat of even date herewith.

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