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NOTICE OF TRUSTEES 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 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."

DATE: January 25, 2019

FILED FOR RECORD

At 11:50 o'clock A M

JAN 29 2019

DEED OF TRUST:

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By [Signature], Deputy

DATE: November 7, 2017

GRANTOR JUAN GABINO RUIZ FLORES & GABRIELA GARCIA MUNOZ

TRUSTEE: DAVID B. SCHEFFLER

BENEFICIARY: THE 2525 BROTHER, LP D/B/A VENTURE HOMES

COUNTY WHERE PROPERTY IS LOCATED: Grimes

RECORDED IN: Document # 291123 of the Real Property Records of Grimes County, Texas.

PROPERTY: BEING LOT SIXTEEN (16), BLOCK TWELVE (12) OF SHADOW LAKES SUBDIVISION IN GRIMES COUNTY, TEXAS.

NOTE:

DATE: November 7, 2017

AMOUNT: Fourteen Thousand One Hundred Fifty Dollars and No Cents (\$ 14,150.00)

MAKER: JUAN GABINO RUIZ FLORES & GABRIELA GARCIA MUNOZ

PAYEE: THE 2525 BROTHER, LP D/B/A VENTURE HOMES

HOLDER and BENEFICIARY: THE 2525 BROTHER, LP D/B/A VENTURE HOMES
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

SENDER OF NOTICE: DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, MARCH 5th, 2019

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the Grimes County Courthouse, Grimes County, Texas.

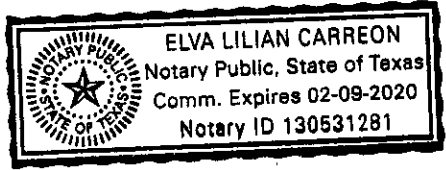
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

DLB
DAVID B. SCHEFFLER

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David B. Scheffler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on January 25, 2019



Elva
NOTARY PUBLIC
STATE OF TEXAS

Elva Carreon
02-09-20

After recording return to:
DAVID B. SCHEFFLER
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

Filed for Record in:
Grimes County
On: Jan 28, 2019 at 11:50A
As a NOTICE

Amount 8.00
Receipt Number - 101733
By: Freddie Henson

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the paper records of:
Grimes County
as stamped hereon by me.
Jan 28, 2019

Vanessa Burzenski, Grimes County Clerk
Grimes County

Filed for Record in:
Grimes County
On: Jan 28, 2019 at 11:50A
As a POSTING

Amount 3.00
Receipt Number - 101733
By: Freddie Henson

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the paper records of:
Grimes County
as stamped hereon by me.
Jan 28, 2019

Vanessa Burzenski, Grimes County Clerk
Grimes County