

#58

FILED FOR RECORD

At 11:34 O'clock A.M

AUG 16 2021

Notice of Substitute Trustee's Sale

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kimmel, Deputy

Assert and protect your rights as a member of the armed forces of the United States. If you 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: August 10th, 2021

Substitute Trustee: Joseph Mattingly
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated August 10th, 2021, and recorded or to be recorded in the official public records of Grimes, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 1403 W. Virginia St Navasota, TX 77868

Note Amount: 120600.00

Deed of Trust

Date: 8/10/2020

Borrower: PATRIK ALFARO AND SPOUSE DAYANN ABIGAIL RAMIREZ- LOPEZ

Mortgagee: Urbacom, LLC DBA Urban Mortgage, and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 2020-309969

Assignment Instrument #: 2020-310320

Property (including any improvements): See "EXHIBIT A" (page 2)

County: Grimes

Date of Sale: September 7th, 2021, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is **10:00 am**, Grimes, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: South entrance to the Grimes Courthouse located 100 S Main St.. Anderson, Texas 77830.

Joseph Mattingly is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed the Substitute Trustee by and through its written mortgage servicing agreement with Capital Mortgage Servicing, LLC to offer the Property for sale for the satisfaction of the Note.

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" in accordance with the Deed of Trust and the laws of the State of Texas. Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee, Mortgagee, nor any other party makes any representation of warranties (express or implied) regarding the title to or the

"EXHIBIT A"

1403 W. Virginia St Navasota, TX 77868

Property (including any improvements): Being all that certain tract or parcel of land lying and being situated in the D. TYLER ONE FOURTH LEAGUE, Abstract No. 55, in Navasota, Grimes County, Texas and being all of the 1 acre tract described in the deed from Victor H. Polanco to D8.18 Investments, LLC recorded in County Clerk Document No. 307052 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.) and being more particularly described by metes and bounds as follows:

"EXHIBIT A"

Being all that certain tract or parcel of land lying and being situated in the D. TYLER ONE FOURTH LEAGUE, Abstract No. 55, in Navasota, Grimes County, Texas and being all of the 1 acre tract described in the deed from Victor H. Polanco to D8.18 Investments, LLC recorded in County Clerk Document No. 307052 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 2-inch iron pipe tuarking the southeast corner of this tract, the south corner of the called 0.95 acre Michael Raska tract recorded in Volume 873, Page 212 (R.P.R.G.C.) and an angle point in the called 5.473 acre City of Navasota tract recorded in Volume 353, Page 791 of the Grimes County Deed Records (G.C.D.R.);

THENCE: N02000'15" W along the fenced common line of this tract and the called 0.95 acre Raska tract for a distance of 316.80 feet to a found 1/2-inch iron rod marking the northwest corner of this tract and being in the south margin of a gravel road commonly known as West Virginia Street;

THENCE: N 88037'53" E along the south margin of said West Virginia Street for a distance of 137.50 feet to a found 3/4-inch iron pipe marking the northeast corner of this tract and the northwest corner of the called 1.00 acre Delilah Lofton tract recorded in Volume 1484, Page 731 (R.P.R.G.C.), from whence a found 1/2-inch iron rod bears N 02000'15" E a distance of 17.60 feet for reference;

THENCE: S 02000'15" E along the fenced common line of this tract and the called 1.00 acre Lofton tract for a distance of 316.80 feet to a found 3/4-inch iron pipe marking the southeast corner of this tract and the southwest corner of the called 1.00 acre Lofton tract, said iron rod also being in the north line of the called 5.473 acre City of Navasota tract;

THENCE: S 88037'53" W along the common line of this tract and the called 5.473 acre City of Navasota tract for a distance of 137.50 feet to the POINT OF BEGINNING and containing 1.000 acres of land, more or less.



VG-1576-2021-58

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 58

Foreclosure Posting

Recorded On: August 16, 2021 11:34 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 58
Receipt Number: 20210816000014
Recorded Date/Time: August 16, 2021 11:34 AM
User: Barbara K
Station: Clerk01

Record and Return To:

CAPITAL MORTGAGE SERVICING LLC
2247 CENTRAL DR STE 200
BEDFORD TX 76021



STATE OF TEXAS

Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski