

#59

FILED FOR RECORD  
At 1:10 O'Clock M

AUG 26 2021

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

**NOTICE OF TRUSTEE'S SALE**

Date: August 26, 2021

Trustee: John Mayer

Mortgagee: Helen Parsons

Note: Promissory Note dated October 27, 2004 in the original principal amount of \$150,000.00,  
Maker: Carol J. Falco

Deed of Trust:

Date: October 27, 2004

Grantor: Carol J. Falco

Trustee: John M. Fultz

Mortgagee: Helen Parsons

Recording information: No. 195442, Vol. 1100, Page 659, of the records of the County  
Clerk of Grimes County, Texas

Property: Being 8,018.193 square feet of land, more or less, out of and a part of the D  
Arnold Survey, Abstract No. 2, Grimes County, Texas, also being known as all of Lot Six (6)  
and part of Lot Seven (7), Block Ninety-One (91), of the H & TCRR Addition to the City of  
Navasota, Grimes County, Texas, and being more particularly described by metes and bounds on  
Exhibit "A" attached hereto and made a part hereof for all purposes, also known as 901 E.  
Alpine, Navasota, TX 77868.

County: Grimes County, Texas

Date of Sale: Tuesday October 5, 2021

Time of Sale: Between 10:00 A.M. and 4:00 P.M.

Place of Sale: South Entrance to the Grimes County Courthouse located on Main Street in  
Anderson, Grimes County, Texas 77830

The Mortgagee has appointed John Mayer as Substitute Trustee under the Deed of Trust.  
The Mortgagee has instructed the Trustee to offer the Property for sale towards the satisfaction  
of the Note.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS."

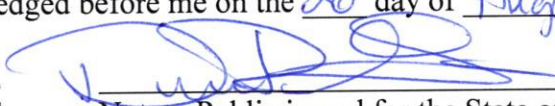
The earliest time of sale will occur is 10:00 A.M. on the Date of Sale and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
JOHN MAYER, TRUSTEE

THE STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the 20<sup>th</sup> day of August, 2021, by John Mayer.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My commission expires: 7/23/2022

After recording return to:

John Mayer  
Ross, Banks, May, Cron & Cavin, P.C.  
7700 San Felipe, Suite 550  
Houston, Texas 77063

## EXHIBIT "A"

### FIELD NOTES

All that certain tract or parcel of land lying and being situated in Grimes County, Texas and being a part of the D. ARNOLD SURVEY; Abstract No. 2 also being known as all of Lot 6 and a part of Lot 7, Block #91 of the H. & T.C. R.R. ADDITION, to the City of Navasota, Texas, according to the map or plat of said ADDITION of record in Vol. D, Page 777 Deed Records of Grimes County, Texas and being the same property described in a Deed from J.L. Benadetto to Rose Betty Piper, Trustee, dated March 28, 1994 of record in Vol. 737, Page 627 Real Property Records of Grimes County, Texas and more fully described as follows.

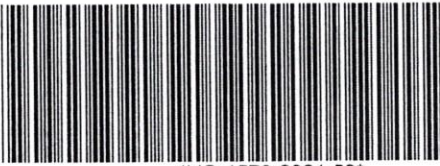
BEGINNING at a found 1/2 inch iron rod in the North R.O.W. line of McAlpine Street and East R.O.W. line of Elm Street, City of Navasota, Texas for the SW corner of Lot 6, Block #91 of said H. & T.C. R.R. ADDITION to said City.

THENCE N 33 deg. 00 min. 00 sec. W, 115.00 ft., along the East R.O.W. line of Elm Street to a set 1/2 inch iron rod for the NW corner of Lot 6 in the South line of a 20 ft. wide Alley.

THENCE N 56 deg. 53 min. 13 sec. E, 69.82 ft., along the South line of said Alley and North lines of Lots 6 and 7, Block #91 of said ADDITION to a found 1/2 inch iron rod for the NE corner of the tract of land herein described.

THENCE S 32 deg. 49 min. 46 sec. E, 115.25 ft., along the East line of the tract of land herein described to a found 1/2 inch iron rod in the North R.O.W. line of McAlpine Street for its SE corner.

THENCE S 57 deg. 05 min. 24 sec. W, 69.48 ft., along the North R.O.W. line of McAlpine Street and South lines of Lots 6 and 7, Block #91 of said ADDITION to THE PLACE OF BEGINNING CONTAINING 8,018.193 sq. ft. of land.



\*VG-1576-2021-59\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 59

Foreclosure Posting

Recorded On: August 26, 2021 01:10 PM

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: 59  
Receipt Number: 20210826000041  
Recorded Date/Time: August 26, 2021 01:10 PM  
User: Mary J  
Station: Clerk02

**Record and Return To:**

JOHN MAYER  
7700 SAN FELIPE SITE 550  
HOUSTON TX 77063



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*