

FILED FOR RECORD

2021 OCT 12 AM 11:02

Notice of Substitute Trustee's Sale

DIANE GONZALES
ATASCOSA COUNTY CLERK

BY  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: October 7th, 2021

Substitute Trustee: Mayra Alejandra Salazar
2247 Central Drive
Bedford, Texas 76021

Appointed by written instrument dated October 7th, 2021, and recorded or to be recorded in the official public records of Atascosa, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 1230 Royal Oaks Rd Somerset, TX 78069

Note Amount: 125500.00

Deed of Trust

Date: August 28th, 2019

Borrower: Pascual O. Lopez Sandoval and wife, Martha Valenzuela De Mosivais, with her joining to herein to perfect the security interest but not to otherwise be liable.

Mortgagee: Capital Plus Financial, LLC

Recording Instrument #: 198623

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

County: Atascosa

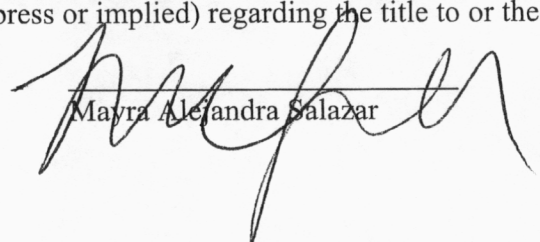
Date of Sale: November 2nd, 2021, being the first Tuesday in said month.

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

Place of Sale: At the west porch to the Atascosa County Courthouse, 1 Courthouse, Circle Dr Ste. 102, Jourdanton, TX 78026, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Atascosa County, Texas.

Mayra Alejandra Salazar 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 nor Mortgagee make any representation of warranty (express or implied) regarding the title to or the condition of the Property.


Mayra Alejandra Salazar

AFTER RECORDING RETURN TO:

Capital Mortgage Servicing, LLC
2247 Central Dr. STE 200
Bedford, TX 76021
817.656.5153

"EXHIBIT A"

1230 Royal Oaks Rd Somerset, TX 78069

Property (including any improvements): Lot 124, ROYAL OAKS SUBDIVISION, Atascosa County, Texas, as per plat for record in Volume 34, Page 52, Plat Records of Atascosa County, LESS AND EXCEPT 0.821 acres, more or less, conveyed to David G. McNew in Deed recorded under Instrument No. 166396, Official Public Records of Atascosa County, Texas.