

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST:

Date: July 17, 2018.

Grantors(s): Claudia Navarro Torres and Victor Vegas Diaz

Original Mortgagee: Jones-Rund Ltd., LLP

Current Mortgagee: Jones-Rund Ltd., LLP

Original Principal Amount: \$22,000.00

Recorded at: Galveston County Clerk's File No. 2018046516, Real Property Records
Galveston County, Texas

Property County: Galveston County, Texas

Legal Description (Property):

Lots 7 and 8, Block 131, of San Leon Townsite, an addition in Galveston County, Texas, according to map or plat thereof recorded in the Map Records of Galveston County, Texas.

Date of Foreclosure Sale: **Tuesday, July 2, 2024.**

Earliest time sale will begin: **1:00 o'clock p.m.**, and will be concluded within three (3) hours from such time.

Trustee: Warren C. Brown

Place of Sale: That area of the Galveston County Courthouse, First Floor Lobby, 722 Moody (21st Street), Galveston County, Texas 77550, designated for such sales by the Commissioner's Court of Galveston County, Texas, as set forth in instrument duly recorded in the Official Public Records of Galveston County, Texas.

Default has occurred in the payment of said indebtedness secured by the Deed of Trust and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said Property to satisfy said indebtedness. The Trustee will sell such Property by public auction to the highest bidder for cash at the place and date specified herein. **The sale will begin at the earliest time stated above or within three (3) hours after such time.**

The sale will be made subject to all current and delinquent ad valorem taxes, restrictions, easements, rights-of-way, all oil, gas and other mineral reservations and royalty interests, and all oil, gas and other mineral leases, maintenance and assessment charges and any liens securing same, set back lines, zoning laws, ordinances of municipal and other governmental authorities,

all present and delinquent ad valorem taxes and assessments by governmental agencies, and all covenants and agreements, if any, relating to the Property to the extent the same are in force and effect and shown of record in the office of the County Clerk in which the Property is located.

No warranty, express or implied, is made as the physical and environmental condition of the Property and any improvements which may be located thereon, and the successful purchaser will be conveyed such Property and any improvements thereon in their present "AS IS, WHERE IS, WITH ALL FAULTS" condition, with no warranties, express or implied.

The Trustee has not made an independent examination of the title to the Property being sold hereby and makes no representations or warranties as to the status of the title or matters that may affect same.

Dated: June 10, 2024.



WARREN C. BROWN, TRUSTEE
617 Caroline, 4th Floor
Houston, TX 77002
832-547-1948
warbrown88@hotmail.com

FILED

Instrument Number: *FILED2024000685*

Filing Fee: 2.00

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Filing Date: 06/10/2024 1:38PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*