

Notice of Substitute Trustee's Sale

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: November 7th, 2024

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

Appointed by written instrument dated November 7th, 2024, and recorded or to be recorded in the official public records of Galveston, Texas.

Mortgagee: Capital Plus Financial, LLC

Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC

Borrower's Address: 1805 Austin St La Marque, TX 77568

Note Amount: 109700.00

Deed of Trust

Date: 7/13/2017

Borrower: Erika Del Carmen Martinez Martinez and husband, Suamy Donary Mejia Vasquez, with him joining herein to perfect the security interest but not to otherwise be liable.

Mortgagee: CP Originations, LTD, and further assigned to, Capital Plus Financial, LLC

Recording Instrument #: 2017043222

Assignment Instrument #: 2017043850

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

County: Galveston

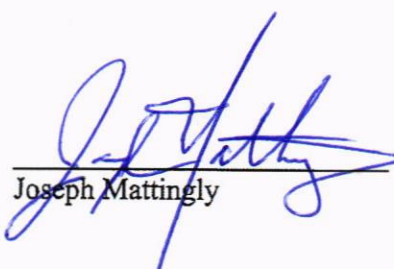
Date of Sale: December 3rd, 2024, being the first Tuesday in said month.

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

Place of Sale: Held in the Galveston County Courthouse, 722 Moody (21st Street) on the 1st floor, Galveston, 77550. Or the area most recently designated by the County Commissioner's Court.

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


Joseph Mattingly

AFTER RECORDING RETURN TO:

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

"EXHIBIT A"

1805 Austin St La Marque, TX 77568

Property (including any improvements): Lot Ten (10), in Block Eleven (11), of the Highlands Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 51 and transferred to Plat Record 4, Map No. 49 in the Office of the County Clerk of Galveston County, Texas.

FILED

Instrument Number: *FILED2024001325*

Filing Fee: 2.00

Number Of Pages: 3

Filing Date: 11/12/2024 8:05AM

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.*