

#66

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified herein.

**Information regarding the indebtedness and lien that is the subject of this sale:**

Note:

Date: March 9, 2007  
Maker: Daniel C. Sanders, Jr. And Abby R. Sanders  
Payee: Capital Farm Credit, FLCA  
Original Principal Amount: \$75,000.00  
Capital Farm Credit, FLCA Loan No. 867296

**FILED FOR RECORD**  
At 4:05 O'clock P M  
JUN 10 2024

Deed of Trust:

Date: March 9, 2007  
Grantor: Daniel C. Sanders, Jr. And Abby R. Sanders  
Trustee: Ben R. Novosad

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Man Johnson, Deputy

Recorded in: Document No. 00213491, Real Property Records of Grimes County, Texas.

Property:

The following described real property, together with all mineral interests, improvements, fixtures, personal property and intangible property, if any, described in and presently covered by the Deed of Trust and all other rights, privileges and appurtenances pertaining thereto:

Tracts No. Ninety-Five (95) and Ninety-Six (96), Block Four (4), Peaceful Place Estates, Phase One, a subdivision in Grimes County, Texas, according to the map or plat thereof recorded in Volume 710, Page 312, Real Property Records, Grimes County, Texas.

Together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, now owned or hereafter acquired, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock and all existing and future improvements,

structures, fixtures and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property").

Notwithstanding any other provision, reservation or exception contained in said Deed of Trust or on any exhibit thereto, the lien shall cover all of Grantor's water rights, including, but not limited to, rights to surface water, groundwater, underground water, percolating waters, rights to any water from lakes, streams or other bodies of water, adjudicated or permitted water rights, riparian and other water rights which are owned or which are hereafter acquired by Grantor whether or not expressly excepted from the description of the Property.

Prior Modification of Note and/or Deed of Trust:

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

**Information regarding the public sale to be held:**

Substitute Trustee: **Sharon St. Pierre, Robert LaMont, Pete Florez, Florence Rosas, and David Garvin**

Appointed by written instrument dated June 6, 2024, executed by Capital Farm Credit, FLCA and recorded or to be recorded in the appropriate Official Public Records of Grimes County, Texas.

Date of Sale: July 2, 2024, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Anderson, Texas local time, and shall begin not later than 3 hours thereafter.

Place of Sale: The designated area of the County Courthouse as designated by the Commissioners Court of Grimes County, Texas

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed Substitute Trustee and has requested Substitute Trustee to enforce the Deed of Trust.

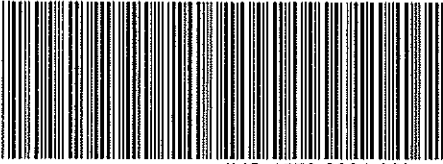
Therefore, notice is given that on the date and time and at the place set forth hereinabove, any one of the above-named Substitute Trustees will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

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 title to the Property. Neither Substitute Trustee nor the Capital Farm Credit, FLCA make any representation or warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

Sharon St. Pierre 6.10.2024  
Sharon St. Pierre, Substitute Trustee

Please return File-Stamped Copy to:

Will C. Griffis  
McCleskey, Harriger, Brazill & Graf, L.L.P.  
311 S. Abe, Suite B  
San Angelo, TX 76903



\*VG-1576-2024-66\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 66

Foreclosure Posting

Recorded On: June 10, 2024 04:05 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$7.00

\*\*\*\*\* 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: 66  
Receipt Number: 20240610000022  
Recorded Date/Time: June 10, 2024 04:05 PM  
User: Mary J  
Station: CLERK04

Record and Return To:

FORECLOSURE SERVICES LLC  
8101 BOAT CLUB ROAD STE 320  
FORT WORTH TX 76179



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*