

#92

NOTICE OF FORECLOSURE SALE

REMOVE POSTING BY:
October 02, 2024

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRIMES §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A" (the "Property").

FILED FOR RECORD

At 2:36 O'Clock 9 M

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

SEP 09 2024

Date: October 1, 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Mary Beth Hancock, Deputy

Time: The sale shall begin no earlier than 11:30 a.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: As directed by the Grimes County Commissioners Court.

The Deed of Trust or other Security Document permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Security Document need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust or other Security Document permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust or Security Document at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust or Security Document, but prospective bidders are reminded that by law the sale will necessarily

be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust or Security Document. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust or other Security Document, dated January 31, 2023, and executed by Elias Rodriguez (the “Deed of Trust” or “Security Document”).

5. Obligations Secured. The Deed of Trust or other Security Document provides that it secures the payment of the indebtedness and obligations therein described (collectively the “Obligations”), including but not limited to Real Estate Lien Note or other Commercial Security Agreement dated January 31, 2023, and executed by Elias Rodriguez (“Maker”), and Randolph-Brooks Federal Credit Union, as Payee, in the original principal amount of \$20,000.00 (the “Note”).

Randolph Brooks Federal Credit Union is the current owner and holder of the obligation and is the beneficiary under the Deed of Trust or other Security Document.

6. Default And Request To Act. Default has occurred under the Deed of Trust or other Security Document and the Beneficiaries have requested me, as an appointed Substitute Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or substitute trustee to conduct the sale.

DATED: September 5 2024.

By: Marc K. Whyte
Marc K. Whyte
2101 NW Military Hwy.
San Antonio, Texas 78213

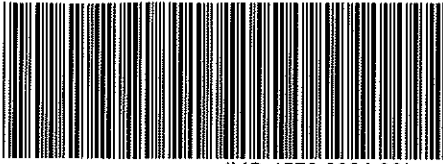
SUBSTITUTE TRUSTEE

EXHIBIT "A"

Property Address: Lot 5, Soapberry Lane, Plantersville, Texas 77363

LEGAL DESCRIPTION:

Lot 5, in Block 50, of Pinchbrook Subdivision, Unit 8, Grimes County, Texas, according to the map or plat thereof recorded in Volume 300, Page 275, of the Deed Records of Grimes County, Texas.



VG-1576-2024-92

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 92

Foreclosure Posting

Recorded On: September 09, 2024 02:36 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: 92
Receipt Number: 20240909000020
Recorded Date/Time: September 09, 2024 02:36 PM
User: Mary H
Station: Clerk03

Record and Return To:

WHYTE PLLC
2101 NW MILITARY HWY
SAN ANTONIO TX 78213



**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