

#58

24TX267-0310
106 LONESOME DOVE, NAVASOTA, TX 77868

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT SEVEN (7), BLOCK FIVE (5), DOVE CROSSING, A SUBDIVISION IN GRIMES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 907, PAGE 386, REAL PROPERTY RECORDS, GRIMES COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 25, 2012 and recorded on November 1, 2012 as Instrument Number 00253538 in the real property records of GRIMES County, Texas, which contains a power of sale.

Sale Information: July 02, 2024, at 12:00 PM, or not later than three hours thereafter, at the south door of the Grimes County Courthouse, also known as the front door, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by HERIBERTO OLVERA-SANCHEZ AND MARIA MIREYA OLVERA-TOVAR secures the repayment of a Note dated October 25, 2012 in the amount of \$101,500.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD

At 3:20 O'clock P M

MAY 29 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kimech, Deputy

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Florence Rosas, Enrique Florez, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.



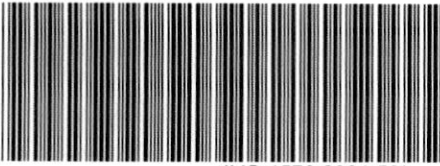
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Florence Rosas, Enrique Florez, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 29th day of MAY, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GRIMES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



VG-1576-2024-58

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 58

Foreclosure Posting

Recorded On: May 29, 2024 03:20 PM

Number of Pages: 3

" 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: 58
Receipt Number: 20240529000028
Recorded Date/Time: May 29, 2024 03:20 PM
User: Barbara K
Station: Clerk01

Record and Return To:

PETE FLORES



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