

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:** January 9th, 2019  
**Substitute Trustee:** Angela Conley  
**Mortgagee:** Capital Plus Financial, LLC  
**Mortgagee's Servicing Agent:** Capital Mortgage Servicing, LLC  
**Borrower's Address:** 914 Ave C Duncanville, TX 75137

**Note Amount:** 87,000.00

**Deeds of Trust**

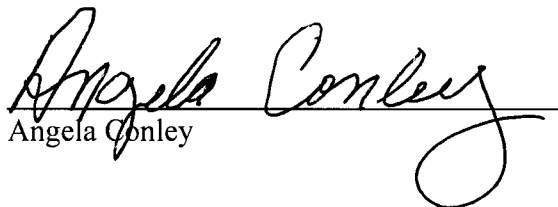
**Date:** March 2nd, 2015  
**Borrower:** Carlos David Guerrero and wife Elvia Chavez  
**Mortgagee:** CP Originations, Ltd and Further Assigned to Capital Plus Financial, LLC  
**Recording Instrument #:** 201500049480  
**Assignment Instrument #:** 201500051989

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

**County:** Dallas  
**Date of Sale:** February 5th, 2019  
**Time of Sale:** 10:00 am  
**Place of Sale:** 600 Commerce St Dallas, Tx 75202. The north side of the George Allen Courts Building Under the overhang.

Angela Conley 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". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
Angela Conley

**AFTER RECORDING RETURN TO:**  
Capital Mortgage Servicing, LLC  
2247 Central Dr. STE 200  
Bedford, TX 76021

**FILED**  
2019 JAN 10 AM 11:36  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

**"EXHIBIT A"**

914 Ave C Duncanville, TX 75137

**Property (including any improvements):** Being the West 140 Feet of Lot 5, Block E of Red Bud Park Addition, an addition to the City of Duncanville, Dallas County, Texas, according to the map or plat thereof recorded in Volume 17, Page 77, of the Map Records, Dallas County, Texas.