FILED 10/12/2026 9:35:07 AM FRCL-2026-7574 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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: October 6th, 2026
Substitute Trustee: Joseph Mattingly
2247 Central Drive
Bedford, Texas 76021
Appointed by written instrument dated October 6th, 2026, and recorded or to be recorded in the official public records of Harris, Texas.

Mortgagee: Capital Plus Financial, LLC
Mortgagee's Servicing Agent: Capital Mortgage Servicing, LLC
Borrower's Address: 214 Alastair Dr Pasadena, TX 77506

Note Amount: 84000.00

Deed of Trust
Date: 1/22/2015
Borrower: Jose A. Ramos and wife, Claudia N. Leal Marroquin, with her 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

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Recording Instrument #: 20150029186
Assignment Instrument #: 20150032483

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

County: Harris
Date of Sale: November 3rd, 2026, being the first Tuesday in said month.
Time of Sale: The earliest time at which the sale will occur is **10:00 am,** Harris, Texas local time, but in no event later than 3 hours thereafter.
Place of Sale: Bayou City Event Center at 9401 Knight Rd Houston TX 77045. Or area designated by the County Commissioner.

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"

214 Alastair Dr Pasadena, TX 77506

Property (including any improvements): Lot Fifteen (15), in Block Seventeen (17), of Red Bluff Terrace, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 35, Page 17 of the Map Records of Harris County, Texas.

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