

NOTICE OF TRUSTEES SALE

"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."

FILED FOR RECORD
2021 DEC -2 AM 9:29
GLENDA ALSTON
HARDIN COUNTY CLERK
BY *Angie West*

DATE: November 29, 2021

DEED OF TRUST:

DATE: March 5, 2021
GRANTOR GUILLERMO AVILA MUNGUIA
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: HARDIN
RECORDED IN: Document # 2021-112577 of the Real Property Records of HARDIN County, Texas.
PROPERTY: LOTS 5 & 6, BLOCK E, COLONIAL ACRES SUBDIVISION, PARCEL #K31-E-5 WITH A 2000, 32 X 76, BEIGE/RED MANUFACTURED HOME, HCAD #6464, HARDIN COUNTY, TEXAS (VOLUME 1206, PAGE 796 OF THE DEED RECORDS, HARDIN COUNTY, TEXAS) (PIDN 27534)

NOTE:

DATE: March 5, 2021
AMOUNT: Eighty Five Thousand Four Hundred Fifty Dollars and No Cents (\$ 85,450.00)
MAKER: GUILLERMO AVILA MUNGUIA
PAYEE: CANELO INVESTMENTS, LLC
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC
1106 N AVENUE E
HUMBLE, TX 77338

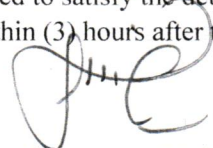
SENDER OF NOTICE: ELVA L CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, JANUARY 4th, 2022

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the HARDIN County Courthouse, HARDIN County, Texas.

Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

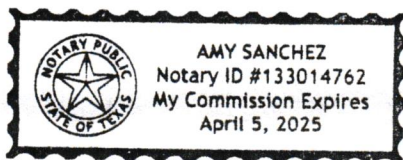


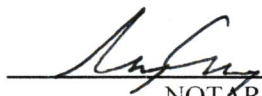
ELVA L CARREON-TIJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 29, 2021




NOTARY PUBLIC
STATE OF TEXAS
Amy Sanchez
04-05-25

After recording return to:

ELVA L CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

2021-121222
GLENDA ALSTON
COUNTY CLERK
2021 Dec 02 at 09:23 AM
HARDIN COUNTY, TEXAS
By: AW, DEPUTY