

## 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."

DATE: September 25, 2024

### DEED OF TRUST:

DATE: December 1, 2023  
GRANTOR MAURICIO BASTARD & ANGELA BASTARD  
TRUSTEE: ELVA CARREON TIJERINA  
BENEFICIARY: CANELO INVESTMENTS, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Hardin  
RECORDED IN: Document # 2024-143898 of the Real Property Records of Hardin County, Texas.  
PROPERTY: LOT 47, FOX MEADOWS III, ABSTRACT 17, JOSEPH ELLERY LEAGUE, HARDIN COUNTY, TEXAS, CONVEYED AS 2.45 ACRES, MORE OR LESS, IN NEED DATED FEBRUARY 22, 1984 FROM BILLY M. CRABTREE, ET UX, TO ARLAND C. HANNA, ET UX, RECORDED ON VOLUME 788, PAGE 703, DEED RECORDS OF HARDIN COUNTY, TEXAS. PIDN: 4847

FILED FOR RECORD  
2024 OCT -2 PM 1:23  
CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Connie Becton*

### NOTE:

DATE: December 1, 2023  
AMOUNT: Eighty Nine Thousand Four Hundred Fifty Dollars and No Cents ( \$ 89,450.00 )  
MAKER: MAURICIO BASTARD & ANGELA BASTARD  
PAYEE: CANELO INVESTMENTS, LLC  
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC  
1106 N AVENUE E EXT  
HUMBLE, TX 77338

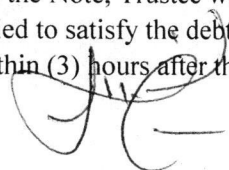
SENDER OF NOTICE: ELVA CARREON TIJERINA  
1106 N AVENUE E EXT  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, NOVEMBER 5th, 2024

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.

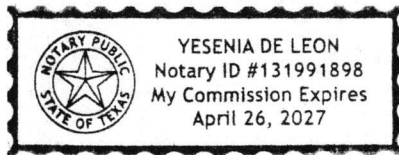


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ELVA CARREON TIJERINA

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA 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 September 25, 2024



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*Yesenia De Leon*  
NOTARY PUBLIC  
STATE OF TEXAS  
*Yesenia De Leon*  
4-26-27

After recording return to:  
CANELO INVESTMENTS, LLC  
PO BOX 14567  
HUMBLE, TX 77347

2024-147551  
CONNIE BECTON  
COUNTY CLERK  
2024 Oct 02 at 01:27 PM  
HARDIN COUNTY, TEXAS  
By: KH, DEPUTY