

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 10, 2024

DEED OF TRUST:

DATE: December 21, 2020

GRANTOR JESUS GALVAN HERNANDEZ & FRANCISCA BELEN AVILA CHAVEZ

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: Hardin

RECORDED IN: Document # 2021-11399 of the Real Property Records of Hardin County, Texas.

PROPERTY: BEING 2.097 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE W.C.RR.CO 373, ABSTRACT 508, HARDIN COUNTY, TEXAS AND BEING THE SAME CERTAIN 2 ACRE TRACT OF LAND CONVEYED TO RICHARD SELIX, BY DEED DATED OCTOBER 9, 2001 AND RECORDED IN VOLUME 1289, PAGE 738, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS. (PIDN 21310)

NOTE:

DATE: December 21, 2020

AMOUNT: Sixty Four Thousand Four Hundred Fifty Dollars and No Cents (\$ 64,450.00)

MAKER: JESUS GALVAN HERNANDEZ & FRANCISCA BELEN AVILA CHAVEZ

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, OCTOBER 1st, 2024

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

FILED FOR RECORD
2024 SEP 23 AM 9:42
CONNIE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*