

24-631

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."

NO. 24631 TIME 2:00 pm

DATE: February 27, 2024

MAR 01 2024

DONECE GEGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

DEED OF TRUST:

BY James Brown

DATE: August 23, 2023

GRANTOR AVELINO TERAN NAVA & NELIDA ROJAS ANGULO

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: INTERRA INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: Tyler

RECORDED IN: Document # 2023-3635 of the Real Property Records of Tyler County, Texas.

PROPERTY: 4.8115 ACRES, MORE OR LESS, SITUATED IN THE B.B.B. & C RR. SURVEY, ABSTRACT 133, TYLER COUNTY, TEXAS, AS DESCRIBED IN DEED DATED MAY 14, 1968, FROM GEORGE B. DARDEN TO SEAB SANDERS ETUX, IN VOLUME 246, PAGE 373, DEED RECORDS OF TYLER COUNTY, TEXAS (PIDN 3445)

NOTE:

DATE: August 23, 2023

AMOUNT: Eighty Five Thousand Four Hundred Fifty Dollars and No Cents (\$ 85,450.00)

MAKER: AVELINO TERAN NAVA & NELIDA ROJAS ANGULO

PAYEE: INTERRA INVESTMENTS, LLC

HOLDER and BENEFICIARY: INTERRA 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, APRIL 2nd, 2024

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

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

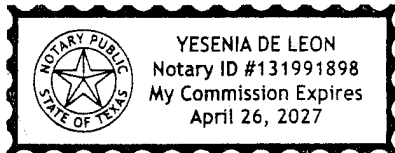
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above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

ELVA 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 February 27, 2024



NOTARY PUBLIC
STATE OF TEXAS
Yesenia De Leon
4-24-27

After recording return to:
INTERRA INVESTMENTS, LLC
P.O BOX 14567
HUMBLE, TX 77347

FILED FOR RECORD
AT 2:00 O'CLOCK P M
ON THE 1st DAY OF March
A.D., 2024
Vol. _____ Page _____
In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.



STATE OF TEXAS }
COUNTY OF TYLER } OFFICIAL PUBLIC RECORD

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Tyler County, Texas, as stamped hereon by me.

Donece Gregory
COUNTY CLERK, TYLER COUNTY, TEXAS

BY
DEPUTY

COUNTY CLERK
TYLER COUNTY, TEXAS