

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: February 13, 2025

DEED OF TRUST:

DATE: December 21, 2020
GRANTOR JESUS GALVAN HERNANDEZ & FRANSISCA BELEN AVILA CHAVEZ
TRUSTEE: ELVA CARREON TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: Hardin
RECORDED IN: Document # 2021-111399 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 & FRANSISCA 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

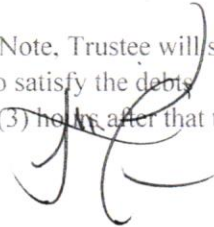
DATE OF SALE OF PROPERTY: Tuesday, APRIL 1st, 2025

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

FILED FOR RECORD
2025 FEB 18 PM 3:05
JOHNNIE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

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.

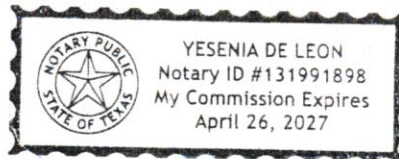



ELVA CARREON TIJERINA

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 13, 2025




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

After recording return to:

CANELO INVESTMENTS, LLC
PO BOX 14567
HUMBLE TX, 77347

2025-150686
CONNIE BECTON
COUNTY CLERK
2025 Feb 18 at 02:56 PM
HARDIN COUNTY, TEXAS
By: KH, DEPUTY