

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Foreclosure Sale Deed

Date: June 1, 2021

Deed of Trust

Date: October 21, 2020

Grantor: NEMESIO CORONADO DE LEON

Original Beneficiary: CANELO INVESTMENTS, LLC

Current Beneficiary: CANELO INVESTMENTS, LLC

Trustee: ELVA L CARREON-TIJERINA

Recording Information Filed and Recorded in CHAMBERS County, Texas on on November 12, 2020.

Property: Lot 39 & 94-0 of the VINCENT BARROW Subdivision

Note Secured by Deed of Trust (Note)

Date: October 21, 2020

Maker: NEMESIO CORONADO DE LEON

Original Principal Amount: (\$ 66,450.00)

Original Payee: CANELO INVESTMENTS, LLC

Current Holder: CANELO INVESTMENTS, LLC

Date of Sale of Property (first Tuesday of month): June 1, 2021

Time Sale of Property Began: 10:00am

Place of Sale of Property: CHAMBERS County Courthouse, PO Box 728
Anahuac, Texas 77514.

Buyer: CANELO INVESTMENTS, LLC

Buyer's Mailing Address: 1106 N AVENUE E, HUMBLE, TX 77338

Amount of Sale: (\$ 66,450.00)

By Deed of Trust, Grantor conveyed to ELVA L CARREON-TIJERINA, as Trustee, certain property for the purpose of securing and enforcing payment of the indebtedness and obligations therein described (collectively, the Obligations), including but not limited to the Note.



Default has occurred in the payment of the Obligations when due. The unpaid balance of the principal of the Obligations was accelerated, and default has occurred and is continuing in the payment of the Obligations. CANELO INVESTMENTS, LLC, a Texas Partnership, the current Holder of the Obligations and the current Beneficiary of the Deed of Trust, requested Elva Carreon Tijerina, as Trustee, to enforce the trust of the Deed of Trust.

Pursuant to the requirements of the Deed of Trust and the laws of the state of Texas, written notice of the time, place, date, and terms of the public foreclosure sale of the Property was posted at the courthouse door of CHAMBERS County, Texas, the county in which the Property is situated, and a copy of the notice was also filed with the county clerk of CHAMBERS County, Texas, each notice having been posted and filed for at least twenty-one days preceding the date of the foreclosure sale.

Additionally, written notice of the time, date, place, and terms of the foreclosure sale was served on behalf of the current Beneficiary by certified mail on each debtor who, according to records of the current Beneficiary, is obligated to pay any of the Obligations. The certified mail notice was timely sent by depositing the notice in the United States mail, postage prepaid in proper amount, and addressed to the debtor at the debtor's last known address as shown by the records of the current Beneficiary at least twenty-one days preceding the date of the foreclosure.

Written notice of default and of the opportunity to cure the default to avoid acceleration of the maturity of the note was served on behalf of the current Beneficiary by certified mail on each debtor who, according to the records of the current Beneficiary, is obligated to pay any of the Obligations. The certified-mail notice was timely sent by depositing the notice in the United States mail, postage prepaid in proper amount, and addressed to the debtor at the debtor's last known address as shown by the records of the current Beneficiary at least twenty days preceding the date of the acceleration of the maturity of the note and the posting of the mortgaged Property for foreclosure.

Attached is an affidavit for the mailing of notice of intent to accelerate the maturity of the note to debtor and posting and mailing of notice of foreclosure sale and conduct of the foreclosure sale.

In consideration of the premises and of the bid payment of the amount of \$(\$ 66,450.00), the highest bid by Buyer, I, as Trustee, by virtue of the authority conferred on me in the Deed of Trust, have granted, sold, and conveyed all of the Property to Buyer and Buyer's heirs and assigns, to have and to hold the Property, together with the rights, privileges, and appurtenances thereto belonging unto Buyer and Buyer's heirs and assigns forever.

I, as the Trustee, do hereby bind Grantor and Grantor's heirs and assigns to warrant and forever defend the Property to Buyer and Buyer's heirs and assigns forever, against the claim or claims of all persons claiming the same or any part thereof.

And in consideration of the premises and of the payment to the Trustee of the above-referenced amount, Trustee hereby grants, bargains, sells, and transfers to Buyer the following described property (the "Personal Property"): TRACT 94-0, CONSISTING OF 0.17 ACRES OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THE VINCENT BARROW SURVEY, ABSTRACT NO. 39, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 90-109, PAGE 359, OF THE DEED RECORDS IN CHAMBERS COUNTY, TEXAS. (PARCEL 3966).

No warranty or representation exist as to the merchantability or fitness for use or a particular purpose of the Personal Property. Trustee is selling the Personal Property described above on an "as is" and "where is" basis and disclaims any implied or express warranties with respect to such Personal Property.

Executed on June 1, 2021

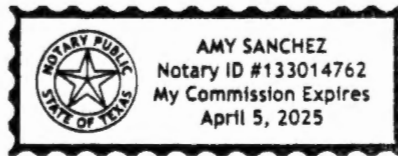
ELVA CARREON TIJERINA

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Elva Carreon Tijerina, as Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that Trustee executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 1st day of June, 2021.



NOTARY PUBLIC - STATE OF TEXAS
Print Name: Amy Sanchez
My Commission Expires: 04-05-25

PREPARED IN THE OFFICES OF:

CANELO INVESTMENTS, LLC
1106 N AVENUE E
HUMBLE, TX 77338
Tel: 713-463-9000
Fax: 832-991-8128
E-mail: venturecompanieshouston@gmail.com

AFTER RECORDING RETURN TO:

CANELO INVESTMENTS, LLC
1106 N AVENUE E
HUMBLE, TX 77338
Tel: 713-463-9000
Fax: 832-991-8128

FILED FOR RECORD IN:
Chambers County
On: 6/4/2021 1:32:39 PM
Doc Number: 2021-3011
Number of Pages: 3
Amount: 10.00
Order#: 20210604000032
By: AM



Heather H. Hawthorne, County Clerk

Recorded: