

## 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: March 31, 2023

### DEED OF TRUST:

DATE: December 7, 2021  
GRANTOR LUIS A MONTERO PEREZ & THAIS Y BLANCO JARAMILLO  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: CANELO INVESTMENTS, LLC  
COUNTY WHERE PROPERTY IS LOCATED: CHAMBERS  
RECORDED IN: Document # 2021-176310 of the Real Property Records of CHAMBERS County, Texas.  
PROPERTY: A TRACT OF LAND BEING 1.025 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 27-3-3, IN THE JAMES T. WHITE LEAGUE, ABSTRACT NUMBER 300, CHAMBERS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN INSTRUMENT FILED OCTOBER 18, 1999 UNDER FILE NUMBER 6341-B OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (PIDN 36349)

### NOTE:

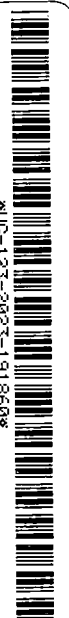
DATE: December 7, 2021  
AMOUNT: Fifty Nine Thousand Four Hundred Fifty Dollars and No Cents ( \$ 59,450.00 )  
MAKER: LUIS A MONTERO PEREZ & THAIS Y BLANCO JARAMILLO  
PAYEE: CANELO INVESTMENTS, LLC  
HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC  
1106 N AVENUE E  
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, MAY 2nd, 2023

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

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



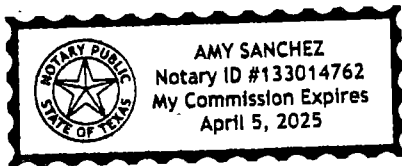
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above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

ELVA L CARREON-TIJERINA

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L 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 March 31, 2023



NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/23

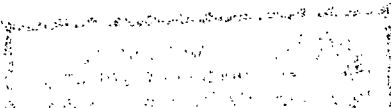
After recording return to:

ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

FILED FOR RECORD IN:  
Chambers County  
On: 4/4/2023 2:59:25 PM  
Doc Number: 2023-3202  
Number of Pages: 2  
Amount: 10.00  
Order#: 20230404000041  
By: TW



Heather H. Hawthorne, County Clerk  
Recorded:



**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 4/4/2023 2:59:25 PM**  
**Doc Number: 2023-191860**  
**Number of Pages: 2**  
**Amount: 30.00**  
**Order#: 20230404000041**  
**By: TW**



**Heather H. Hawthorne, County Clerk**

**Recorded:** *Walker*