

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: April 27, 2021

DEED OF TRUST:

DATE: October 21, 2020
GRANTOR NEMESIO CORONADO DE LEON
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: CANELO INVESTMENTS, LLC
COUNTY WHERE PROPERTY IS LOCATED: CHAMBERS
RECORDED IN: Document # 2020160803 of the Real Property Records of CHAMBERS County, Texas.
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)

NOTE:

DATE: October 21, 2020
AMOUNT: Sixty Six Thousand Four Hundred Fifty Dollars and No Cents (\$ 66,450.00)
MAKER: NEMESIO CORONADO DE LEON
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, JUNE 1st, 2021

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

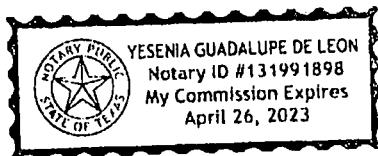
STATE OF TEXAS §

§

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 April 27, 2021



NOTARY PUBLIC
STATE OF TEXAS

Yesenia DeLeon
4-27-23

After recording return to:

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

FILED FOR RECORD IN:
Chambers County
On: 5/10/2021 2:57:33 PM
Doc Number: 2021-3006
Number of Pages: 2
Amount: 10.00
Order#:20210510000056
By: PR



Heather H. Hawthorne, County Clerk

Recorded: Jelie Gore