

#13

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 24, 2020

FILED FOR RECORD
At 12:20 O'Clock P M

DEED OF TRUST:

MAR 03 2020

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By *Mary Ann Ferguson* Deputy

DATE: October 16, 2017

GRANTOR JOSE ANTONIO LOPEZ-GARCIA & OFELIA HERNANDEZ HERNANDEZ

TRUSTEE: ELVA L CARREON-TIJERINA

BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.

COUNTY WHERE PROPERTY IS LOCATED: Grimes

RECORDED IN: Document # 290656 of the Real Property Records of Grimes County, Texas.

PROPERTY: UNIT 8, BLOCK 33, LOTS THIRTY (30) AND THIRTY ONE (31) OF THE PINEBROOK SUBDIVISION ACCORDING TO THE PLATS OF RECORD IN GRIMES COUNTY, TEXAS. UNIT 8, BLOCK 41, LOTS THREE (3) AND FOUR (4) OF THE PINEBROOK SUBDIVISION ACCORDING TO THE PLAT OF RECORDS IN GRIMES COUNTY, TEXAS.

NOTE:

DATE: October 16, 2017

AMOUNT: Forty Six Thousand Five Hundred Fifty Five Dollars and No Cents (\$ 46,555.00)

MAKER: JOSE ANTONIO LOPEZ-GARCIA & OFELIA HERNANDEZ HERNANDEZ

PAYEE: VILLA BLANCA PROPERTIES, LLC.

HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

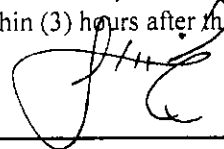
SENDER OF NOTICE: ELVA L CARREON-TIJERINA
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, APRIL 7th, 2020

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

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

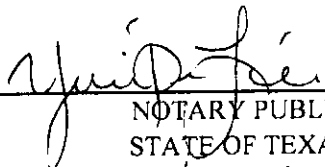
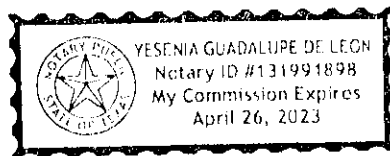


ELVA L CARREON-TIJERINA

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 February 24, 2020



NOTARY PUBLIC
STATE OF TEXAS
Yesenia De Leon
4-26-23

After recording return to:
ELVA L CARREON-TIJERINA
10200 HEMPSTEAD ROAD, SUITE 1-H
HOUSTON, TX 77092



VG-1576-2020-13

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 13

Foreclosure Posting

Recorded On: March 03, 2020 12:20 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 13
Receipt Number: 20200303000030
Recorded Date/Time: March 03, 2020 12:20 PM
User: Mary H
Station: Clerk03

Record and Return To:

VILLA BLANCA PROPERTIES LLC
P O BOX 550008
HOUSTON TX 77255



STATE OF TEXAS
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski