

## 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: November 29, 2021

### DEED OF TRUST:

DATE: April 23, 2020  
GRANTOR YASMANI I MORGADO HENRIQUE  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY  
RECORDED IN: Document # 2020013139 of the Real Property Records of LIBERTY County, Texas.  
PROPERTY: BEING LOT ONE HUNDRED AND ONE "B" (101-B) OUT OF THE BAR-D-RANCHETTS SUBDIVISION, BEING 0.8140 ACRES OF LAND. MORE OR LESS, MORE FULLY DESCRIBED IN NO. 2005-009712 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS AND MOBILE HOME LOCATED THEREON, LABEL NO. TEX0445799/800. (PIDN 34991)

### NOTE:

DATE: April 23, 2020  
AMOUNT: Thirty Seven Thousand Nine Hundred Fifty Dollars and No Cents ( \$ 37,950.00 )  
MAKER: YASMANI I MORGADO HENRIQUE  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

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

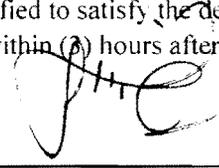
DATE OF SALE OF PROPERTY: Tuesday, JANUARY 4th, 2022

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

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

FILED  
at 10 : 35 A M  
DEC - 1 2021  
LIBERTY COUNTY CLERK  
LIBERTY COUNTY, TEXAS  
DEPUTY CLERK  


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 (8) hours after that time.

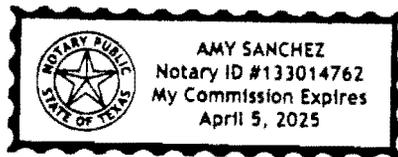


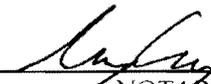
ELVA L CARREON-TIJERINA

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 November 29, 2021



  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04-05-25

After recording return to:  
ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
at 2:30 o'clock P M

**IN THE STATE OF TEXAS**

§  
§  
§

DEC 02 2021

**COUNTY OF LIBERTY**

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
By Adnan Diver DEPUTY

WHEREAS, Baudel Lopez Sanchez and Elsa Andrade Martinez (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated May 3<sup>rd</sup>, 2021 to Vernon R. Young, TRUSTEE, duly recorded under Clerk's File No. 2021-030931 of the Official Public Records of Real Property of Liberty County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated May 3<sup>rd</sup>, 2021, executed by the Borrowers and payable to the order of D & V Development, LLC (hereinafter called "Lender"), in the original principal sum of TWENTY-THREE THOUSAND FOUR HUNDRED DOLLARS AND 00/100 (\$23,400.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

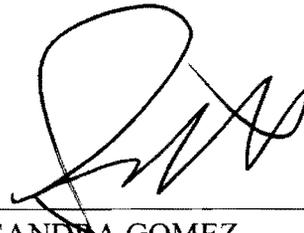
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in January 2022, the same being January 4<sup>th</sup>, 2022, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL TAKE PLACE IN THE COURTHOUSE OF  
LIBERTY COUNTY, LIBERTY, TEXAS, IN THE AREA DESIGNATED BY THE  
COMMISSIONERS COURT OF SUCH COUNTY.

**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.**

WITNESS my hand on December 1, 2021.



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SANDRA GOMEZ  
Substitute Trustee  
c/o GOMEZ LAW, PLLC  
11511 Katy Freeway, Suite 610  
Houston, Texas, 77079