



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 10, 2022

DEED OF TRUST:

DATE: January 6, 2022

GRANTOR FRANCISCO CRUZ BASURTO & ASUNCION PEREGRINO MARTINEZ

TRUSTEE: ELVA L. CARREON-TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: LIBERTY

RECORDED IN: Document # 2022002069 of the Real Property Records of LIBERTY County, Texas.

PROPERTY: 1.18 ACRE, PART OF TRACT 1, LOT 41, SECTION 1, SPUR FOREST SUBDIVISION, DESCRIBED IN VOL. 964, PAGE 84 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. (PIDN 102155)

NOTE:

DATE: January 6, 2022

AMOUNT: Fifty Nine Thousand Four Hundred Fifty Dollars and No Cents (\$ 59,450.00)

MAKER: FRANCISCO CRUZ BASURTO & ASUNCION PEREGRINO MARTINEZ

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

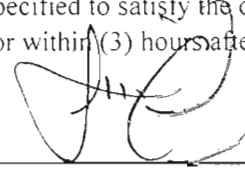
DATE OF SALE OF PROPERTY: Tuesday, DECEMBER 6th, 2022

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.

2 40 P
NOV 15 2022

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.

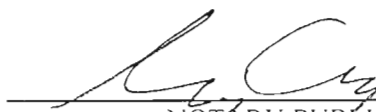
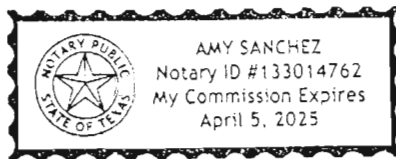


ELVA L CARREON-TIJERINA

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 November 10, 2022


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

THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2022055853 NOT
11/15/2022 02:39:51 PM Total Fees: \$30.00



Lee Haidusek Chambers, County Clerk