



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: July 27, 2022

DEED OF TRUST:

DATE: December 22, 2022
GRANTOR DANIEL GARCIA
TRUSTEE: ELVA L. CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
RECORDED IN: Document # 2022009311 of the Real Property Records of LIBERTY County, Texas.
PROPERTY: BEING ALL OF LOT 6, BLOCK 3, SECTION 1 OF THE PINECREST SUBDIVISION, AS SHOWN ON THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 8, PAGE 40 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. (PIDN 64132)

NOTE:

DATE: December 22, 2022
AMOUNT: Seventy Nine Thousand Four Hundred Fifty Dollars and No Cents (\$ 79,450.00)
MAKER: DANIEL GARCIA
PAYEE: VILLA BLANCA PROPERTIES, LLC.
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
1106 N AVENUE E
HUMBLE, TX 77338

FILED
1 55 P

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

AUG - 2 - 2022
[Signature]

DATE OF SALE OF PROPERTY: Tuesday, SEPTEMBER 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.

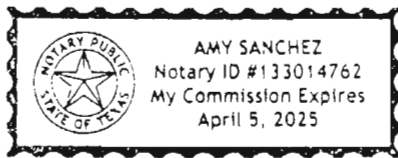
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above 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 July 27, 2022



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

After recording return to:

ELVA L. CARREON-TIJERINA
1106 N. AVENUE E
HOUSTON, 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.

2022039245 NOT
08/02/2022 01:51:57 PM Total Fees: \$30.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas

Notice of Substitute Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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.

1. Date, Time and Place of Sale:

Date: Tuesday, **September 06,2022**

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Liberty County, Texas at the following location: South side of the courthouse, 1923 Sam Houston, on the front steps of the courthouse or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Rosa V Hernandez & Carla Joana Merlos Sandoval** and recorded on **July 30, 2020** in **Document Number 20200023404**, of the real property records of **Liberty** County, Texas with **Rosa V Hernandez & Carla Joana Merlos Sandoval**, Grantor(s) and, HWC Realty LTD . as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$59,950.00** and obligation therein including but not limited to the Promissory Note

("the Note") and modifications, renewal and extensions of the Promissory Note dated **July 30, 2020**.

4. Appointment of Substitute trustee: In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **David Scheffler**, located at 10200 Hempstead Road, Suite 1-H, Houston, Texas 77092 Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

6. Property to be sold:

BEING LOT THIRTEEN (13), BLOCK THREE (3) SECTION F, OF THE WOODLANE SUBDIVISION ACCORDING,TO THE PLAT OF THE RECORDS IN LIBERTY COUNTY,TEXAS (PIDN7539)

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 7/29/22

Hollis Campbell, Trustee for Lender HWC Realty LTD .

THIS INSTRUMENT APPOINTS SUBSTITUTE TRUSTEE TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENTS IDENTIFIED IN THIS NOTICE OF SALE.

4 FILED 15 P

AUG 1 2022
