



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: March 30, 2021

DEED OF TRUST:

DATE: September 4, 2020
GRANTOR NEREYDA JOSEFINA ACUNA ROJAS & GERARDO GARFIAS GONZALEZ
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: Waller
RECORDED IN: Document # 2008915 of the Real Property Records of Waller County, Texas.
PROPERTY: BEING LOTS EIGHT (8) AND NINE (9), BLOCK THREE HUNDRED AND THIRTY FIVE (335) OF CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 278, PAGE 36, DEED RECORDS OF WALLER COUNTY, TEXAS.

NOTE:

DATE: September 4, 2020
AMOUNT: Twenty Eight Thousand Three Hundred Ten Dollars and No Cents (\$ 28,310.00)
MAKER: NEREYDA JOSEFINA ACUNA ROJAS & GERARDO GARFIAS GONZALEZ
PAYEE: VILLA BLANCA PROPERTIES, LLC.
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
PO BOX 14567
HUMBLE, TX 77347

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
PO BOX 14567
HUMBLE, TX 77347

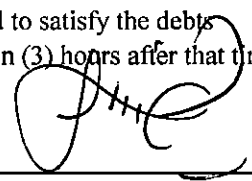
DATE OF SALE OF PROPERTY: Tuesday, MAY 4th, 2021

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

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

21W3521
04/01/2021 04:11:08 PM Total Pages: 4 Fee: 24.00
Debbie Hollan, County Clerk - Waller County, TX

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.

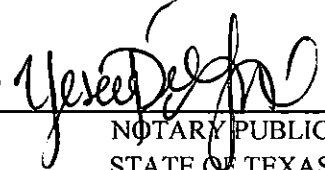
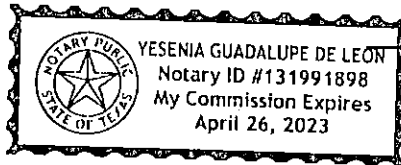


ELVA L CARREON-TIJERINA

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 March 30, 2021



NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4-26-23

After recording return to:

ELVA L CARREON-TIJERINA
PO BOX 14567
HUMBLE, TX 77347

FILED AND RECORDED

Instrument Number: 21-008

Filing and Recording Date: 03/31/2021 10:28:50 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Jackson, Deputy

Returned To:

FILED AND RECORDED

Instrument Number: 2103521

Filing and Recording Date: 04/01/2021 04:11:08 PM Pages: 4 Recording Fee: \$24.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To:
VILLA BLANCA PROPERTIES
P O BOX 14567
HUMBLE, TX 77347