



## 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: May 26, 2018

### DEED OF TRUST:

DATE: September 1, 2016  
GRANTOR JUSTINO MARTINEZ AKA JUSTINO MARTINEZ-ARROLLO & HUGO PERALTA-ARTEAGA  
TRUSTEE: ELVA L CARREON  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC  
COUNTY WHERE PROPERTY IS LOCATED: Waller  
RECORDED IN: Document # 1607900 of the Real Property Records of Waller County, Texas.  
PROPERTY: BEING LOTS ONE HUNDRED AND THREE (103) AND ONE HUNDRED AND FOUR (104), BLOCK SIX (6) OF PRAIRIE VIEW ESTATES, SECTION ONE (1), AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD UNDER CLERK'S FILE #97067 IN THE OFFICIAL PUBLIC RECORDS OF THE REAL PROPERTY OF WALLER COUNTY, TEXAS. (ACCOUNT NUMBER R26156)

### NOTE:

DATE: September 1, 2016  
AMOUNT: Fifty Five Thousand Five Dollars and No Cents ( \$ 55,005.00 )  
MAKER: JUSTINO MARTINEZ AKA JUSTINO MARTINEZ-ARROLLO & HUGO PERALTA-ARTEAGA  
PAYEE: VILLA BLANCA PROPERTIES, LLC  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC  
10200 HEMPSTEAD ROAD, SUITE 1-H  
HOUSTON, TX 77092

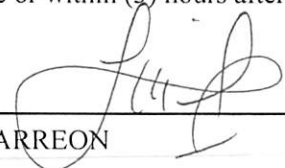
SENDER OF NOTICE: ELVA L CARREON  
10200 HEMPSTEAD ROAD, SUITE 1-H  
HOUSTON, TX 77092

DATE OF SALE OF PROPERTY: Tuesday, JULY 3rd, 2018

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.


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

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON 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 May 26, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
  
Ana Luisa Deleon  
12/22/20



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

# FILED AND RECORDED

**Instrument Number: 18-045**

Filing and Recording Date: 06/07/2018 11:10:52 AM Pages: 3 Recording Fee: \$5.00

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,



A handwritten signature in cursive script that reads "Debbie Hollan".

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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.

Jenifer Deutrich, Deputy

Returned To: