

#40

REMOVE POSTING BY:  
May 08, 2024

### 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: April 10, 2024

#### DEED OF TRUST:

DATE: June 20, 2022

GRANTOR DARVIN ALBERTO GALLEGOS & CLAUDIA ELISA GALLEGOS

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: Grimes

RECORDED IN: Document # 2022-0628000007-36172 of the Real Property Records of Grimes County, Texas.

PROPERTY: LOT 1 & 2, BLOCK 8 BLUEBONNET COUNTRY SUBDIVISION, SECTION 11, GRIMES COUNTY, TEXAS (VOLUME 1094, PAGE 838, DEED RECORD, GRIMES COUNTY, TEXAS) (PIDN R22281, R22282)

#### NOTE:

DATE: June 20, 2022

AMOUNT: Fifty Six Thousand Nine Hundred Dollars and No Cents ( \$ 56,900.00 )

MAKER: DARVIN ALBERTO GALLEGOS & CLAUDIA ELISA GALLEGOS

PAYEE: CANELO INVESTMENTS, LLC

HOLDER and BENEFICIARY: CANELO INVESTMENTS, LLC  
1106 N AVENUE E EXT  
HUMBLE, TX 77338

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

DATE OF SALE OF PROPERTY: Tuesday, MAY 7th, 2024

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

**FILED FOR RECORD**

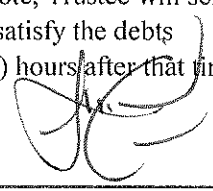
At 12:07 O'Clock P M

APR 12 2024

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Mary Ann Horgan, Deputy

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

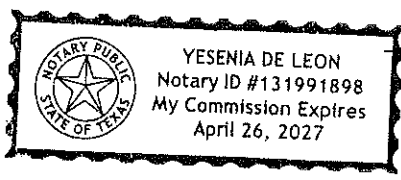


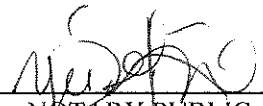
ELVA CARREON TIJERINA

STATE OF TEXAS            §  
                                         §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA 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 April 10, 2024



  
NOTARY PUBLIC  
STATE OF TEXAS  
*Yesenia DeLeon*  
4-26-27

After recording return to:  
CANALO INVESTMENTS, LLC  
P.O BOX 14567  
HUMBLE, TX 77347



\*VG-1576-2024-40\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

**Instrument Number: 40**

Foreclosure Posting

Recorded On: April 12, 2024 12:07 PM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$7.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 40  
Receipt Number: 20240412000018  
Recorded Date/Time: April 12, 2024 12:07 PM  
User: Mary H  
Station: Clerk03

**Record and Return To:**

CANELO INVESTMENTS LLC  
P O BOX 14567  
HUMBLE TX 77347



STATE OF TEXAS  
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*