

#56

REMOVE PASTING BY:  
June 09, 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: May 9, 2024

**FILED FOR RECORD**

At 1:51 O'Clock P M

DEED OF TRUST:

MAY 13 2024

DATE: November 6, 2020

GRANTOR MARIO DEL ANGEL ARGUELLES

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: CANELO INVESTMENTS, LLC

COUNTY WHERE PROPERTY IS LOCATED: Grimes

RECORDED IN: Document # 2020-1118-0000-26-312147 of the Real Property Records of Grimes County, Texas.

PROPERTY: LOT 7, BLOCK 7, FOX FIRE SUBDIVISION, GRIMES COUNTY, TEXAS (DESCRIBED ON A PLAT RECORDED IN VOLUME 393, PAGE 829, DEED RECORDS, GRIMES COUNTY, TEXAS) TAX ACCOUNT NO. R24171

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

NOTE:

DATE: November 6, 2020

AMOUNT: Twenty Three Thousand Six Hundred Fifty Dollars and No Cents ( \$ 23,650.00 )

MAKER: MARIO DEL ANGEL ARGUELLES

PAYEE: CANELO INVESTMENTS, LLC

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

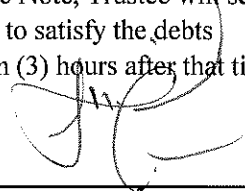
SENDER OF NOTICE: ELVA CARREON TIJERINA  
1106 N AVENUE E EXT  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, JUNE 4th, 2024

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

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 §

§

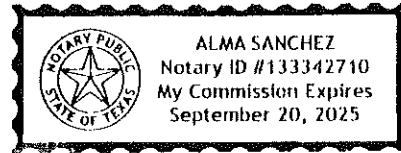
COUNTY OF HARRIS §

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 May 9, 2024



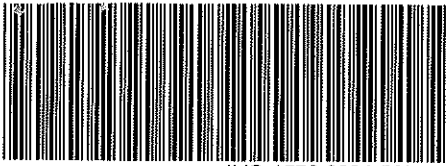
NOTARY PUBLIC  
STATE OF TEXAS



*Alma Sanchez*  
09/20/2025

After recording return to:

CANELO INVESTMENTS, LLC  
P.O BOX 14567  
HUMBLE, TX 77347



\*VG-1576-2024-56\*

**Grimes County  
Vanessa Burzynski  
Grimes County Clerk**

**Instrument Number: 56**

Foreclosure Posting

Recorded On: May 13, 2024 01:51 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: 56  
Receipt Number: 20240513000016  
Recorded Date/Time: May 13, 2024 01:51 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*