

#107

REMOVE POSTING BY:

December 04, 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: November 12, 2024

DEED OF TRUST:

DATE: May 15, 2023

GRANTOR BRIANA EILEEN TREVINO

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: VILLA ROSA PROPERTIES, LLC

COUNTY WHERE PROPERTY IS LOCATED: Grimes

RECORDED IN: Document # 2023-0615000022-333448 of the Real Property Records of Grimes County, Texas.

PROPERTY: BEING LOT THIRTY-FIVE (35), BLOCK FOURTEEN (14), SECTION FOURTEEN (14), BLUEBONNET COUNTRY A SUBDIVISION IN GRIMES COUNTY TEXAS, ACCORDING TO THE MAP AND RE-PLAT THEREOF RECORDED IN VOLUME 359, PAGE 718, DEED RECORDS, GRIMES COUNTY, TEXAS, AND WHICH IS A PART OF 89.3720 ACRES LAND IN THE A.U. SPRINGER SURVEY A-405, GRIMES COUNTY, TEXAS; (PIDN R22516)

NOTE:

DATE: May 15, 2023

AMOUNT: Twenty Thousand Nine Hundred Dollars and No Cents (\$ 20,900.00)

MAKER: BRIANA EILEEN TREVINO

PAYEE: VILLA ROSA PROPERTIES, LLC

HOLDER and BENEFICIARY: VILLA ROSA PROPERTIES, 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, DECEMBER 3rd, 2024

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

FILED FOR RECORD

At 3:44 O'Clock P M

NOV 18 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Mary Ann Hargrave 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

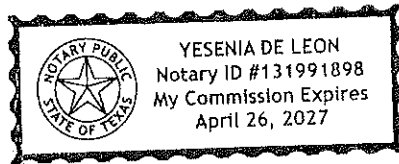
STATE OF TEXAS §

§

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.

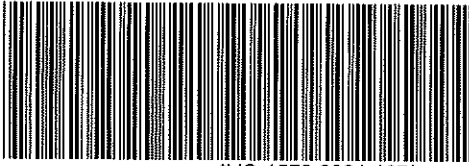
GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 12, 2024



NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
7.24.27

After recording return to:
VILLA ROSA PROPERTIES
PO BOX 14567
HUMBLE, TX 77347



VG-1576-2024-107

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 107

Foreclosure Posting

Recorded On: November 18, 2024 03:44 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: 107
Receipt Number: 20241118000023
Recorded Date/Time: November 18, 2024 03:44 PM
User: Mary H
Station: Clerk03

Record and Return To:

VILLA BLANCA PROPERTIES 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