

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."

FILED FOR RECORD

2025 APR 28 PM 2:29

COUNTY CLERK
HARDIN COUNTY, TEXAS

BY: *[Signature]*

DATE: April 24, 2025

DEED OF TRUST:

DATE: March 26, 2023

GRANTOR CARLOS DANIEL ALVAREZ PALOS & YULIANA FRANCO PERALES

TRUSTEE: ELVA CARREON TIJERINA

BENEFICIARY: TERRENOS FOR SALE, LLC

COUNTY WHERE PROPERTY IS LOCATED: Hardin

RECORDED IN: Document # 2023-135673 of the Real Property Records of Hardin County, Texas.

PROPERTY: TRACT 1: PARCEL 32-5-14, CONTAINING 3.1100 ACRES, BEING PART TR 76, OF OUTLAW BEND SUBDIVISION, LOCATED IN THE R.A. IRION SURVEY, ABSTRACT 32, IDENTIFIED AS PROPERTY ID#000032-001650-0, SITUATED IN HARDIN COUNTY, TEXAS, BEING MORE PARTICULARLY SET OUT AND DESCRIBED IN WARRANTY DEED DATED MAY 11, 1983, RECORDED AT VOLUME 773, PAGE 635, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARDIN COUNTY, TEXAS, TO WHICH INSTRUMENT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION. (PIDN 8112) TRACT 2: BEING A TRACT OF LAND OUT OF TRACT NO. 76, SECTION 1, OUTLAW BEND ESTATES IN HARDIN COUNTY, TEXAS, AND BEING MORE COMPLETELY AND FULLY DESCRIBED IN EXHIBIT "A" ATTACHE HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. (PIDN 8118)

NOTE:

DATE: March 26, 2023

AMOUNT: Seventy Five Thousand Nine Hundred Fifty Dollars and No Cents (\$ 75,950.00)

MAKER: CARLOS DANIEL ALVAREZ PALOS & YULIANA FRANCO PERALES

PAYEE: TERRENOS FOR SALE, LLC

HOLDER and BENEFICIARY: TERRENOS FOR SALE, 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 3rd, 2025

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

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

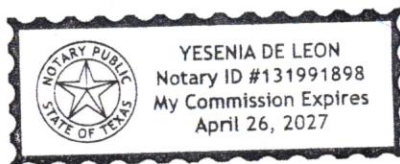
STATE OF TEXAS §


§

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 24, 2025




NOTARY PUBLIC
STATE OF TEXAS

Yesenia De Leon
4-24-27

After recording return to:

TERRENOS FOR SALE, LLC
PO BOX 14567
HUMBLE TX, 77347

EXHIBIT "A"

PROPERTY DESCRIPTION

Being a tract of land out of Tract No. 76, Section 1, Outlaw Bend Estates in Hardin County, Texas, being that same land conveyed to Grantor in Volume 771, Page 298, Deed Records of Hardin County, Texas, to which instrument reference is made, the tract herein conveyed being more particularly described as follows:

BEGINNING at the SE corner of a 1 acre tract conveyed to Michael B. Drake et ux, out of said tract 76, by deed from Ralph W. Casey et ux to Michael B. Drake, et ux July 15, 1988, recorded in Vol. 720 page 352 Deed Records, Hardin County, Texas.

THENCE S along the West boundary line of tract 76 a distance of 100 feet stake for corner;

THENCE E parallel to the South boundary line of said Drake 1 acre tract 392 feet stake for corner;

THENCE E 100 feet to SE corner of said Drake 1 acre tract;

THENCE S along the South boundary line of said Drake 1 acre tract to Place of Beginning, consisting of surface estate only.

2025-152420
CONNIE BECTON
COUNTY CLERK
2025 Apr 28 at 03:04 PM
HARDIN COUNTY, TEXAS
By: EF, DEPUTY

2023-135672
CONNIE BECTON
COUNTY CLERK
2023 May 12 at 10:20 AM
HARDIN COUNTY, TEXAS
By: EF, DEPUTY