

## 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: December 27, 2021

### DEED OF TRUST:

DATE: November 19, 2020

GRANTOR FRANCISCO JAVIER DEL VILLAR & MARIA CYNTHIA DEL VILLAR

TRUSTEE: ELVA L CARREON-TIJERINA

BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.

COUNTY WHERE PROPERTY IS LOCATED: TRINITY

RECORDED IN: Document # 185673 of the Real Property Records of TRINITY County, Texas.

PROPERTY: BEING LOTS 27 AND 30, BLOCK 6, SECTION D, LOCATED IN THE PINECREST HIDEAWAY SUBDIVISION, AS DESCRIBED IN DEED RECORDED IN VOLUME 526, PAGE 658, ON INSTRUMENT FILED SEPTEMBER 24, 1992, TRINITY COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF TRINITY/GROVETON CONSOLIDATED TAX OFFICE AND TRINITY COUNTY UNDER PIDN 23689, PIDN 33823.

### NOTE:

DATE: November 19, 2020

AMOUNT: Ten Thousand Four Hundred Fifty Dollars and No Cents ( \$ 10,450.00 )

MAKER: FRANCISCO JAVIER DEL VILLAR & MARIA CYNTHIA DEL VILLAR

PAYEE: VILLA BLANCA PROPERTIES, LLC.

HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
1106 N AVENUE E  
HUMBLE, TX 77338

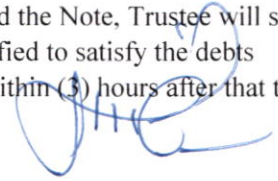
SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

DATE OF SALE OF PROPERTY: Tuesday, FEBRUARY 1st, 2022

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

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

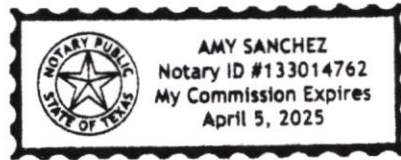



ELVA L CARREON-TIJERINA

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L 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 December 27, 2021



  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04.05.25

After recording return to:

ELVA L CARREON-TIJERINA  
1106 N AVENUE E  
HUMBLE, TX 77338

FILED  
at 11:20 o'clock A M  
DEC 30 2021

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
BY 