

at 10:50 FILED A M  
o'clock

FEB 03 2021

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY: Adam Driver DEPUTY


## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ALEXIS ESPINO** and **SAMANTHA CORONADO ESPINO** of Liberty County, Texas, dated February 8, 2019 and duly recorded in Clerk's File Number 2019004170, of the Official Public Records of Liberty County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, March 2, 2021, (that being the first Tuesday of said month), at public auction to the highest bidder for cash before the front steps (1923 Sam Houston, Liberty, Texas) south side of the courthouse of Liberty County, Texas, in Liberty, Texas, the hereinafter described real property. The sale will begin no earlier than 10:00 o'clock a.m. on such day and will be conducted within the three (3) hour period following such time. Said real property is located in Liberty County, Texas, and is described as follows, to-wit:

That certain 4.4993 acre tract of land situated in the Joseph Dugat League, Abstract 175, Liberty County, Texas and being out of that certain "Proposed Park Site" as shown on Plat of WOODWAY II SUBDIVISION, recorded in Volume 8, Page 217, of the Map Records of Liberty County, Texas, together with all improvements situated thereon, and being more particularly described in "Exhibit A" attached hereto and made a part hereof for all purposes.

THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING THE ABOVE DESCRIBED REAL PROPERTY.

Executed the 3<sup>rd</sup> day of February 2021.



Jaime Carter  
Substitute Trustee

ADDRESS AND TELEPHONE NUMBER  
OF SUBSTITUTE TRUSTEE

Jaime Carter & Associates  
Jaime Carter  
312 Main  
Liberty, Texas 77575  
Telephone: 936-336-5776

STATE OF TEXAS)  
COUNTY OF LIBERTY)

FIELD NOTES of a 4.4993 acre tract of land situated in the Joseph Dugat League, Abstract 175, Liberty County, Texas and being out of that certain "Proposed Park Site" as shown on Plat of Woodway II Subdivision recorded in Volume 8 at Page 217 of the Map Records of Liberty County, Texas. Said 4.4993 acres being part of the residue of that certain 189.68 acre tract of land conveyed by Champion Realty Corporation to Weldon Alders by Deed dated October 29, 1981 and recorded in Volume 926 at Page 64 of the Deed Records of Liberty County, Texas. This 4.4993 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.0000000. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a ½ inch iron rod, with cap (BHA), set in the West right-of-way line of F. M. Highway 1409 (80 feet wide right-of-way), at the Southeast corner of Reserve "B" of said Woodway II Subdivision. Said point being the Northeast corner of said "Proposed Park Site" and being the Northeast corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane Coordinate Value of Y=9,981,666.75 and X=4,038,066.68. Said point being in a curve to the right, concave Westerly; from which a concrete right-of-way monument found for the BEGINNING POINT of said curve bears North 27°07'12" West 130.19 feet.

THENCE: Along and around said curve to the right, in a Southerly direction, along the Northernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409, said curve having a radius of 871.78 feet, a central angle of 06°30'26" and a chord bearing and distance of South 19°35'04" East 98.96 feet, for an arc length of 99.01 feet to a concrete right-of-way monument found leaning for the TERMINATION POINT of said curve. Said point has a State Plane Coordinate Value of Y=9,981,573.52 and X=4,038,100.05.

THENCE: South 16°51'54" East along the Northernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409 for a distance of 284.08 feet (called 283.46 feet) to a ½ inch iron pipe found at a chain link fence corner for an exterior corner of this tract and the Northeast corner of that certain 0.38 of an acre (Tract "A") conveyed by Weldon W. Alders to Mobil Pipe Line Company by Deed dated March 17, 1988 and recorded in Volume 1225 at Page 642 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=9,981,301.66 and X=4,038,182.46.



THENCE: North  $76^{\circ}52'15''$  West along an interior line of this tract, the North line of said 0.38 of an acre and the North line of that certain 0.5293 of an acre (Tract "B") conveyed by Weldon W. Alders to Mobil Pipe Line Company by Deed dated March 17, 1988 and recorded in Volume 1225 at Page 642 of the Official Public Records of Liberty County, Texas, for a distance of 219.79 feet (called 220.0 feet) to a 5/8 inch iron rod, with aluminum cap, found at a chain link fence corner for an interior corner of this tract and the Northwest corner of said 0.5293 of an acre. Said point has a State Plane Coordinate Value of  $Y=9,981,351.59$  and  $X=4,037,968.42$ .

THENCE: South  $13^{\circ}14'24''$  West along an interior line of this tract and the West line of said 0.5293 of an acre for a distance of 153.47 feet (called 153.7 feet) to a 5/8 inch iron rod, with aluminum cap, found at a chain link fence corner for an interior corner of this tract and the Southwest corner of said 0.5293 of an acre. Said point has a State Plane Coordinate Value of  $Y=9,981,202.19$  and  $X=4,037,933.27$ .

THENCE: South  $76^{\circ}46'33''$  East along an interior line of this tract, the South line of said 0.5293 of an acre and the South line of said 0.38 of an acre for a distance of 274.33 feet (called 275.00 feet) to a 1/2 inch iron pipe found at a chain link fence corner for the Southeast corner of said 0.38 of an acre. Said point being 0.86 feet North of the South line of this tract and being an interior corner of this tract.

THENCE: North  $13^{\circ}26'54''$  East along an interior line of this tract and the East line of said 0.38 of an acre for a distance of 57.03 feet to a 1/2 inch iron pipe found at a chain link fence corner in the West right-of-way line of said F. M. Highway 1409 and the East line of said "Proposed Park Site" for an angle point in the East line of said 0.38 of an acre. Said point being an exterior corner of this tract and has a State Plane Coordinate Value of  $Y=9,981,194.90$  and  $X=4,038,213.59$ .

THENCE: South  $16^{\circ}09'57''$  East along the Southernmost East line of this tract, the East line of said "Proposed Park Site" and the West right-of-way line of said F. M. Highway 1409 for a distance of 55.88 feet (called 56.40 feet) to a 1/2 inch iron rod, with cap (BHA), found for the Southeast corner of this tract, the Southeast corner of said "Proposed Park Site" and the Northeast corner of that certain 0.6685 of an acre Water Well Site out of the residue of said 189.68 acres. Said point has a State Plane Coordinate Value of  $Y=9,981,141.23$  and  $X=4,038,229.15$ .

THENCE: South  $84^{\circ}43'44''$  West along the South line of this tract, the South line of said "Proposed Park Site" and the North line of said Water Well Site for a distance of 57.92 feet (called 57.57 feet) to a 1/2 inch iron rod, with cap (BHA), found for an angle point in the South line of this tract, the Northwest corner of said Water Well Site and the Northeast corner of Lot 8, Block 7 of said Woodway II Subdivision. Said point has a State Plane Coordinate Value of  $Y=9,981,135.91$  and  $X=4,038,171.48$ .

THENCE: South 85°14'04" West along the South line of this tract, the South line of said "Proposed Park Site", the North line of said Lot 8 and the North line of Lot 7, Block 7 of said Woodway II Subdivision, for a distance of 435.97 feet (called 435.78 feet) to a ½ inch iron rod (bent), found for the Southwest corner of this tract, the Southwest corner of said "Proposed Park Site", the Northwest corner of said Lot 7, the Northeast corner of Lot 6, Block 7 and the Southeast corner of Lot 3, Block 7 of said Woodway II Subdivision. Said point has a State Plane Coordinate Value of Y=9,981,099.69 and X=4,037,737.02.

THENCE: North 04°54'08" West along the West line of this tract, the West line of said "Proposed Park Site" and an interior East line of said Woodway II Subdivision and at 238.37 feet pass a ½ inch iron rod found for the Northeast corner of said Lot 3 and the Southeast corner of County Road 4293 (Park Street/60 feet wide right-of-way); at 298.40 feet pass a ½ iron rod (bent), found for the Northeast corner of said County Road 4293 and the Southeast corner of Lot 4, Block 6 of said Woodway II Subdivision; in all, a total distance of 536.80 feet to a ½ inch iron rod found for the Southwest corner of said Reserve "B", the Northwest corner of this tract and the Northwest corner of said "Proposed Park Site". Said point has a State Plane Coordinate Value of Y=9,981,634.53 and X=4,037,691.14.

THENCE: North 85°05'52" East along the North line of this tract, the North line of said "Proposed Park Site" and the South line of said Reserve "B" for a distance of 377.11 feet (called 376.78 feet) to the PLACE OF BEGINNING and containing within these boundaries 4.4993 acres or 195,990.03 square feet of land.

SURVEYOR'S CERTIFICATE

I, Juliene Harrod, Registered Professional Land Surveyor No. 4379, do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground, under my supervision, in July of 2018 and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 13<sup>th</sup> day of July, A. D., 2018.

*Juliene Harrod*

Juliene Harrod  
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17-4884.fdn.docx  
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