

## NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by GONZALO PENALOZA, LAURA ANA PENALOZA, and ROSA NIETO, of Liberty County, Texas, dated May 27, 2015 and duly recorded under Clerk's File No. 2015010149 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, May 4, 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:

The SURFACE ESTATE ONLY in and to that certain 10.00 acres more or less, located in Liberty County, Texas and being more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part hereof for all purposes.

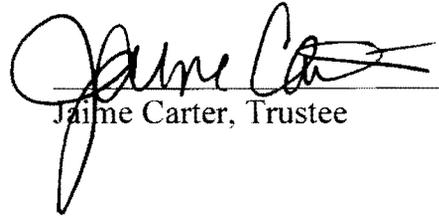
THE ABOVE DESCRIBED REAL PROPERTY WILL BE SOLD "AS IS" AND "WITH ALL FAULTS". ANY CONVEYANCE TO THE SUCCESSFUL BIDDER WILL BE EXPRESSLY MADE SUBJECT TO ALL VALID AND SUBSISTING COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, EXCEPTIONS, RESERVATIONS AND AD VALOREM TAXES DUE UPON OR AFFECTING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

Executed the 28<sup>th</sup> day of April 2021.

8:25 FILED A  
at o'clock

MAY 06 2021

LEE H. CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
Adrian Dyer

  
Jaime Carter, Trustee

ADDRESS OF TRUSTEE

312 Main  
Liberty, Texas 77575  
Telephone: 936-336-5776

#EXHIBIT "A"  
TRACT 4

FIELD NOTES OF A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE A. G. PENN SURVEY NO. 1006, ABSTRACT 764, J. R. MAYHAN SURVEY, ABSTRACT 758, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN 317.466 ACRE TRACT OF LAND CONVEYED TO DAYTON RICE MILLING, INC. RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2013013139 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE NORTH LINE AND THE BEARINGS AND DISTANCES PER SAID VOLUME 601, PAGE 541, DEED RECORDS, LIBERTY COUNTY WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

COMMENCING at a 1-1/2" pipe, found, being the northwest corner of said 317.466 acres, the southwest corner of a 15.25 acre tract conveyed to Richard Fletcher and Kathryn Fletcher recorded by deed in Volume 1583, Page 816, Official Public Records, Liberty County, Texas, the southeast corner of a 179.18 acre tract conveyed to Wolf Trot Properties recorded by deed in Liberty County Clerk's File No.(s) 2011005440, Official Public Records, Liberty County, Texas, the northeast corner of a 2.328 acre tract conveyed to Coastal Water Authority recorded by deed in Liberty County Clerk's File No.(s) 2013001492, Official Public Records, Liberty County, Texas, Thence, East, along the north line of said 317.466 acres and the south line of said Fletcher 15.25 acres, at a distance of 338.52 feet, pass a 1/2" iron rod, found, being the southeast corner of said Fletcher 15.25 acres and the southwest corner of a 15.25 acre tract conveyed to Arlon J. Williams, Jr. and Jackie Williams recorded by deed in Volume 1582, Page 253, Official Public Records, Liberty County, Texas, continuing along the south line of a 19.89 acre tract conveyed to Jerry F. Komarek and Faye Komarek recorded by deed in Volume 644, Page 322, Deed Records, Liberty County, Texas, the south line of a 19.89 acre tract conveyed to Dorothy Komarek recorded by deed in Volume 1872, Page 633, Official Public Records, Liberty County, Texas and the south line of a 50.135 acre tract of land conveyed to Judith Ann Schlotfeldt-Cobb, Trust, Frost Natl. Bank, Galveston recorded by deed in Liberty County Clerk's File No.(s)2010013876 of the Official Public Records of said County, in all a total distance of 1664.04 feet to a point for the **northwest corner** and "**Point of Beginning**" of the herein described tract;

Thence, East, along the north line of said 317.466 acres and the south line of said Schlotfeldt-Cobb 50.135 acres, a distance of 189.00 feet to a point for **northeast corner** of the herein described tract;

Thence, South 01°06'12" East, over and across said 317.466 acres, at a distance of 59.60 feet pass a 1/2" capped iron rod marked H&H Land, set, for reference, in all a total distance of 2305.51 feet to a 1/2" capped iron rod marked H&H Land, set, for the **southeast corner** of the herein described tract;

Thence, North 89°49'14" West, over and across said 317.466 acres, a distance of 189.01 feet to a 1/2" capped iron rod marked H&H Land, set, for the **southwest corner** of the herein described tract;

Thence, North 01°06'12" West, over and across said 317.466 acres, at a distance of 2245.32 feet pass a 1/2" capped iron rod, set, for reference, in all a total distance of 2304.92 feet to the "**Point of Beginning**" and containing 10.00 acres of land.

Surveyed: May 9, 2015

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground by me on the date shown and that all lines, boundaries and landmarks are accurately described therein.

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Mike H. Rubaiy  
R.P.L.S. No. 2907

Job No. PREV320-TR4  
05/14/15 sk