

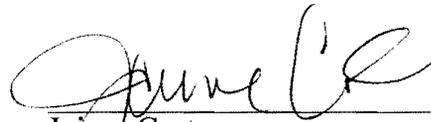
NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by **ESGARDO MARTINEZ GALLEGOS**, of Harris County, Texas, dated January 8, 2018 and duly recorded in the Clerks File Number 2018005229 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 5, 2020**, (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 surface estate only in and to that certain 11.60 acre tract of land situated in the William Phelps Survey, Abstract 330, Liberty County, Texas and being more particularly described by metes and bounds in "Exhibit A" attached hereto and made a part here of 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 17th day of March 2020.



Jaime Carter
Trustee

FILED
at 2:00 o'clock P M

MAR 19 2020

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adnan Dnver DEPUTY

ADDRESS OF TRUSTEE

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

EXHIBIT "A"

FIELD NOTES OF A TRACT OF LAND CONTAINING 11.60 ACRES SITUATED IN THE WILLIAM PHELPS SURVEY, ABSTRACT 330, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 355.9 ACRE TRACT OF LAND CONVEYED TO EAST LIBERTY FARMS, INC. RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2016008472 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 11.60 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST LINE OF SAID 355.9 ACRES AND THE BEARINGS AND DISTANCES PER SAID CLERK'S FILE NO.(S) 2016008472 WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a 1/2" iron rod, found, in the east right-of-way line of Farm-to-Market Highway 1909 and the west line of said 355.9 acres, at the beginning of a curve to the left with a radius of 3879.72', being the most westerly northwest corner of a 20.00 acre tract of land conveyed to Elsa Lara and Victorina Lara recorded by deed in Liberty County Clerk's File No.(s) 2016018013 of the Official Public Records of Liberty County, Texas, for the **southwest corner** and "**Point of Beginning**" of the herein described tract, from which a concrete monument, found, in the north right-of-way of T. & N. O. Railroad, being the southwest corner of said 355.9 acres bears South 00°36'20" West-2191.27';

THENCE, Along the east right-of-way line of said Highway 1909, the west line of said 355.9 acres and said curve to the left, having a chord distance of South 02°37'57" East-436.45' and an arc distance of 436.68' feet to a 1/2" iron rod, found, being the southwest corner of a 10.00 acre tract of land conveyed to Juan Carlos Luna recorded by deed in the Liberty County Clerk's File No.(s) 2017005557 of the Official Public Records of Liberty County, Texas and for the **northwest corner** of the herein described tract;

THENCE, South 87°54'40" East, along the south line of said Luna 10.00 acres, a distance of 1131.87 feet to a 1/2" iron rod, found, in an interior west line of said Lara 20.00 acres, being the southeast corner of said Luna 10.00 acres and for the **northeast corner** of the herein described tract;

THENCE, South 02°12'03" West, along said west line of said Lara 20.00 acres, a distance of 478.87 feet to a 1/2" iron rod, found, being an interior corner of said Lara 20.00 acres and for the **southeast corner** of the herein described tract;

THENCE, North 85°36'56" West, along the most westerly north line of said Lara 20.00 acres, a distance of 1095.89 feet to the "**Point of Beginning**" and containing 11.60 acres of land.

Job No. 1909_11_6

Date: 11/13/17

