

STATE OF TEXAS

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COUNTY OF LIBERTY

9:45 FILED A
o'clock
SEP 22 2020
LEE H. CHAMBERS
COUNTY CLERK LIBERTY COUNTY, TEXAS
BY: Adnan Diver DEPUTY

NOTICE OF TRUSTEE'S SALE

You, Jose Carbajal and Monica Carbajal of 341 County Road 3378, Cleveland, TX 77327, are hereby notified that on Tuesday, October 6, 2020 between the hours of 1:00 P.M. and 4:00 P.M., at the courthouse door located at 1923 Sam Houston St, County of Liberty, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Property:

This sale will be made to satisfy the debt evidenced in a Deed of Trust:

FILE NUMBER: 2017012947
RECORDED: July 6, 2017
GRANTOR: JOSE CARBAJAL AND MONICA CARBAJAL
TRUSTEE: Robert L. Rice
BENEFICIARY: CHARLES MASON

PROPERTY:

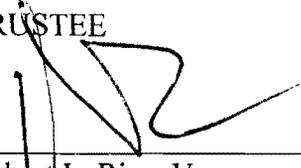
BEING 5.00 acres of land situated in the James Eldridge Survey, A-182, Liberty County, Texas being more particularly described in attached Exhibit A.

This debt was secured by and pursuant to the power of sale conferred in the deed of trust dated June 21, 2017 and was executed by you as Grantor to Robert L. Rice, as Trustee for the benefit of Charles Mason, who has requested me, the undersigned, to enforce this

trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust. You have failed to pay the amounts as identified in the Notice of Intent to Accelerate.

DATED: 9-18-20

TRUSTEE



Robert L. Rice, V
Rice, Rice and Rice, PC
3003 West Davis
Conroe, Texas 77304
Telephone: (936) 539-9600
Fax: (936) 539-9696
Email: email@riceattorneys.com

EXHIBIT "A"

BEING 5.00 ACRES OF LAND AS SITUATED IN THE JAMES ELDRIDGE SURVEY, A-182, LIBERTY COUNTY, TEXAS, AND BEING KNOWN AS LOT 64 OF COUNTRYWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION, AND BEING OUT OF LOTS 40 AND 41 OF THE MACDONALD SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 128, PAGE 109 OF THE DEED RECORDS OF SAID COUNTY, AND ALSO BEING THE SAME AS THAT CERTAIN TRACT CONVEYED TO CHESLEY SAMPSON AND WIFE, MOLLY SAMPSON AS DESCRIBED IN DEED RECORDED IN VOLUME 802, PAGE 577 OF THE DEED RECORDS OF SAID COUNTY, SAID 5.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 Inch Iron rod found for the Northwest corner of this tract, same being the Northeast corner of the Willard Cox, Jr. 5.00 acres described in Volume 825, Page 552 of said Deed records and being the Southeast corner of the Kenneth D. Talbot 5.00 acres described in Volume 807, Page 755 of said Official Records and the Southwest corner of Vivian L. Rock 5.00 acres described in Volume 1337, Page 364 of said Official Records;

THENCE East 334.10 ft., with the South line of said Rock 5.00 acres to its Southeast corner, a 1/2 inch Iron rod set for the Northeast corner of this tract, same being the Southwest corner of the Nona Maa Lee 5.00 acres described in Volume 1829, Page 384 of said Official Records, and being the Northwest corner of the Allen J. Collum 5.00 acres described in Volume 1606, Page 785 of said Official Records;

THENCE South 00° 22' East with the West line of said Collum 5.00 acres, at 621.89 ft. pass a 1/2 inch Iron rod found for reference corner, in all 651.89 ft. to a pk nail set for the Southeast corner of this tract, same being the Southwest corner of said Collum 5.00 acres and being in the center of County Road 3378;

THENCE West 334.10 ft., with the center of said road, to a pk nail set for the Southwest corner of this tract, same being the Southeast corner of said Cox 5.00 acres;

THENCE North 00° 22' West, with the East line of said Cox 5.00 acres, at 30.00 ft. pass a 1/2 inch Iron rod set for reference corner, in all 651.89 ft. to the PLACE OF BEGINNING and containing within these bounds 5.00 acres of land of which 0.23 acre lies within the right of way of county road 3378.