

LAW OFFICE OF CHARLES T. PHILLIPS
3027 MARINA BAY DRIVE – SUITE 108 LEAGUE CITY TEXAS 77573

Charles T. Phillips
Attorney at Law

NOTICE OF TRUSTEE'S SALE

November 8, 2019

IN RE: Contract for Deed.

Contract Dated July 29, 2017

Seller: Dale A. Brown
1004 8th Street
San Leon, TX 77539

Buyer: Honorio Jaritas
4469 Diamante Drive
League City, TX 77573

Property:

2200 Broadway (Avenue F), San Leon, Texas 77539, a.k.a. 7.44 acres in Block Eighteen (18), Lots Five (5) and Six (6), in the San Leon Farm Home Tracts; out of the Amos Edwards survey, Abstract 10, located in Galveston County, Texas; each Tract particularly described below:

Tract One Lot 5

A Tract of land known as Lot Five (5), in Block Eighteen (18) of SAN LEON FARM HOME TRACTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said Lot 5, Block 18;
THENCE Westerly along the Northerly line of Broadway (100' R 0 W) and the Southerly line of said Lot 5, a distance of 345.714 feet to a point for corner;

THENCE Northerly and along the Easterly boundary of Lot 6, Block 18, a distance of 630.00 feet to a point for corner at the Northwesterly corner of said Lot 5;

THENCE Easterly, along the Northerly line of said Lot 5, a distance of 345.714 feet to the Northeast corner of said Lot 5;

THENCE Southerly along the Easterly line of said Lot 5, a distance of 630.00 feet to the POINT OF BEGINNING, and being that same tract of land conveyed to National Investment, a Texas Corporation, by Deed dated October 17, 2013, recorded under Galveston County Clerk's File No. 2013069029.

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Tract Two Lot 6

A Tract of land out of Lot Six (6), in Block Eighteen (18), of SAN LEON FARM HOME TRACTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 27, in the office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of said Lot 6, Block 18;

THENCE Northwesterly along the Northeasterly Line of Broadway (100' R 0 W) and the Southwesterly line of said Lot 6, a distance of 172.014 feet to a point for comer;

THENCE Northeasterly, parallel with the Southeasterly line of said Lot 6, a distance of 630.00 feet to a point for comer on the Northeasterly line of said Lot 6;

THENCE Southeasterly, along the Northeasterly line of said Lot 6, a distance of 172.014 feet to the Northeast corner of said Lot 6;

THENCE Southwesterly along the Southeasterly line of said Lot 6, a distance of 630.00 feet to the POINT OF BEGINNING, and being that same tract of land conveyed to National Investment, a Texas Corporation, by Deed dated October 17, 2013, recorded under Galveston County Clerk's File No. 2013069030.

Filed & Recorded Instrument Number 2019040098, Date: 07/25/2019 3:59 PM

Trustee: Charles T. Phillips
Attorney at Law

Date of Sale: December 3, 2019

Time of Sale: The sale will commence between 10:00 AM and conclude at 4:00 PM

Place of Sale: The sale will be held in Galveston County, on the courthouse steps located 722 Moody Street, Galveston Texas 77550

Default has occurred in the Contract for Deed reference above and Buyer has failed to cure the default after several notices in the past 6 months, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed has designated Trustee to post, file, and serve notice of the sale and conduct the sale as described by section 51.002 of the Texas Property Code.

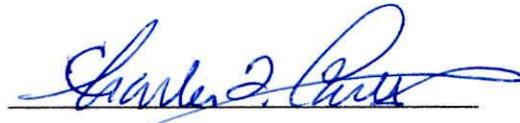
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Trustee will sell the property at a public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin, is the Time of Sale set out herein above, and the sale will be conducted no later than three hours after the start of the sale.

Respectfully submitted,

CHARLES T. PHILLIPS



CHARLES T. PHILLIPS, TRUSTEE

TBC# 15921000

3027 Marina Bay Drive

League City, Texas 77573

Phone: 832-309-1345

Fax: 281-535-1515

ATTORNEY FOR PLAINTIFF

FILED

Instrument Number: *FILED2019001485*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 11/12/2019 9:53AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*