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

December 3, 2019

IN RE: Contract for Deed.

Contract Dated May 6, 2016

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

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

Property:

2201 Avenue D, San Leon, Texas 77539, a.k.a. Block Eighteen A (18A), Lots One (1) through Forty-Six (46) and Block Eighteen B (18B), Lots Thirteen (13) through Twenty One (21), and Lots Twenty Six (26) through Forty One (41), in San Leon Annex; consisting of 71 Lots Total, consisting of 5.786 acres of land, more or less, out of the Amos Edwards survey, Abstract 10, located in Galveston County, Texas.

Filed & Recorded Instrument Number 2019040344, Date: 07/26/2019 1:10 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.

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: *FILED2019001488*

Filing Fee: 23.00

Number Of Pages:3

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, County Clerk
Galveston County, Texas

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