

27692

TRUSTEE'S DEED

DEED

THE STATE OF TEXAS, 500
COUNTY OF MATAGORDA

KNOW ALL MEN BY THESE PRESENTS:

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Whereas, by a certain deed of trust dated March 7, 1980 recorded in Volume 176, Page 651, Deed of Trust Records of Matagorda County, Texas, Douglas Rosenthal and wife, Clarita Jamimovich Rosenthal, as grantors, conveyed to the undersigned, as Trustee, certain real property hereinafter described, for the purpose of securing and enforcing payment of a certain note described in said deed of trust, of even date therewith and in the original principal sum of \$15,000.00 and,

Whereas, The City State Bank of Palacios, Texas, is the present owner and holder of said note and deed of trust, requesting the undersigned, as Trustee, to enforce the trust, the said Douglas Rosenthal and wife, Clarita Jamimovich Rosenthal having made default in the payment of said note when due and there being due thereon the principal sum of \$11,650.01, --plus-- interest and plus attorney's fees as provided in said note; and

Whereas, I, as Trustee, did on the 31st day of December 1981, after having posting written notice of the time, place and terms of a public sale of the hereinafter described property, which written notice was posted at the courthouse door of Matagorda County, Texas, and which said notice was posted for three consecutive weeks prior to the day of the sale, and having served written notice by certified mail on debtor as required by law, sell the hereinafter described property at public vendue, at the Courthouse door of Matagorda County, Texas to The City State Bank of Palacios, Texas, it being the highest bidder, for the sum of \$ 11,650.01 :

NOW THEREFORE, in consideration of the premises and of the payment to me of the sum of \$ 11,650.01, by the said The City State Bank of Palacios, Texas, I, As Trustee, by virtue of the authority conferred upon me in said deed of trust, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said The City State Bank of Palacios, Texas, its successors and assigns, all

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of the following described real property situated in Matagorda County, Texas:

Lot 15, in Block 51 of the original townsite of Palacios, in Matagorda County, Texas, according to the Map of said townsite recorded in Volume 14 at page 374 of the Deed Records of Matagorda County, Texas.

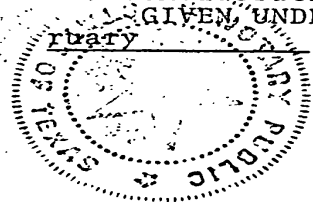
TO HAVE AND TO HOLD the above described premises and property, together with the rights, privileges and appurtenances thereto belonging, unto the said The City State Bank of Palacios, Texas, its successors and assigns, forever, and I, as said Trustee, do hereby bind the said Douglas Rosenthal and wife, Clarita Jamimovich Rosenthal, their heirs and assigns forever, against the claim or claims, of all persons claiming or to claim the same or any part thereof.

EXECUTED this 2nd day of February, 1982.

Eli Mayfield
Eli Mayfield, Trustee

THE STATE OF TEXAS,)
COUNTY OF MATAGORDA)

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared Eli Mayfield, Trustee known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2ND day of Feb-
ruary, 198 2.



Rita Cepak
Notary Public in and for
the State of Texas

Rita Cepak

Grantees:
The City State Bank of Palacios
P.O. Box 797
Palacios, Texas 77465

FILED

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Lucas Vaughn
COUNTY CLERK
MATAGORDA COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the above named records of Matagorda County, Texas on



MAR 3 - 1982

Lucas Vaughn
COUNTY CLERK, Matagorda County, Texas