

FILED  
APR 12 2019  
BRENDA FIETSAM  
CLERK, FAYETTE CO., TEXAS  
CO. CLERK  
APR 12 2019 PM PV  
BRENDA FIETSAM  
CLERK, FAYETTE CO., TEXAS

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Evon Carter, dated August 31, 2007, and duly recorded in Volume 1410, Page 427, Official Records of Fayette 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 7, 2019, (that being the first Tuesday of said Month) at public auction to the highest bidder for cash at the stone wall enclosure located on the northwest portion of the Fayette County Courthouse Square, on and in that portion of the stone wall enclosure facing West Colorado Street near its intersection with North Main Street, and that portion of the stone wall enclosure designated and determined to be the official location of the Fayette County Courthouse Postings Board, at 10:00 a.m., or within three hours thereafter, being between the hours of ten o'clock a.m. and four o'clock p.m. of that day, as provided for in the Deed of Trust, the following described property:

FIELD NOTE DESCRIPTION OF 9,058 SQUARE FEET OR 0.208 ACRES OF LAND OUT OF THE EBLIN FARM BLOCK NO. 8, OF THE CITY OF LA GRANGE, AND BEING THAT SAME (9,063 SQUARE FEET OR 0.208 ACRE) TRACT OF LAND CONVEYED TO EARLINE CARTER IN A DEED AS RECORDED IN VOLUME 995, PAGE 872, OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " iron rod found at the intersection of the northwesterly right-of-way line of Eblin Street and the northeasterly right-of-way line of Vail Street, being at the most southerly corner of that certain (0.208 acre) tract of land conveyed to Earline Carter in a deed as recorded in Volume 995, Page 872, of the Official Records of Fayette County, Texas, and being for the most southerly corner of this tract, and from which a  $\frac{1}{2}$ " iron pipe found bears S 44 deg. 27' 41" W 296.92 feet,

THENCE with the northeasterly right-of-way line of Vail Street, N 30 deg. 11' 23" W 141.01 feet to a  $\frac{1}{2}$ " iron rod found at the most southerly corner of that certain (0.171 acre) tract of land conveyed to Cyril D. Anderson and Janet M. Anderson in a deed as recorded in Volume 1123, Page 450 of the Official Records of Fayette County, Texas, and being for the most westerly corner of this tract, and from which another  $\frac{1}{2}$ " iron rod found bears N 30 deg. 14' 44" W 98.24 feet,

THENCE with the common line between the Carter tract and the Anderson tract, N 59 deg. 54' 54" E 70.23 feet to a  $\frac{1}{2}$ " iron rod found at the most easterly corner of the Anderson tract, being in the southwesterly line of that certain (0.71 acre) tract of land conveyed to the Arland G. Tiemann Living Trust in a deed as recorded in Volume 966, Page 376, of the Official Records of Fayette County, Texas, and being for the most northerly corner of this tract, and from which another  $\frac{1}{2}$ " iron rod found bears N 29 deg. 06' 25" W 112.08 feet,

THENCE with the common line between the Carter tract and the Tiemann tract, S 29 deg 09' 27" E, passing a  $\frac{1}{2}$ " iron pipe found at 114.35 feet, and continuing on the same course another 7 feet, for a total distance of 121.35 feet to a  $\frac{1}{2}$ " iron rod found

in the northwesterly right-of-way line of Eblin Street, being for the most easterly corner of this tract;

THENCE with the northwesterly right-of-way line of Eblin Street, S 43 deg. 46' 52" W 70.79 feet to the PLACE OF BEGINNING, in all containing 0.208 acres of land.

Executed this 12th day of April, 2019.

  
Maria Angela Flores Beck, Trustee

**FILED**

APR 12 2019 1:25 pm PV  
BRENDA FIETSAM  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS