

**NOTICE OF TRUSTEE'S SALE**

**FILED**  
FEB 06 2024  
1:35 PM  
Brenda Fietsam  
BREND A FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

Date: February 6, 2024

Trustee: Clay E. Morgan

Lender: MPH Land Maintenance, LLC

Note: Real Estate Lien Note dated 4/30/2020, in the original principal amount of \$89,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 4/30/2020, executed by Cristopher Lance Wright Higgins to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Instrument Number 20-02962, Volume 1941, Page 847 of the Official Public Records of Fayette County, Texas

Property: Lot 1, a 2.341 acre tract in the Montraville Woods Survey, A-115, Fayette County, Texas and further described in Exhibit A, attached and made a part hereof.

Date of Sale (first Tuesday of month): March 5, 2024

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Fayette County, Texas for conducting public foreclosure sales at the Fayette County Courthouse, 151 N. Washington Street, La Grange, Texas 78945.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

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Clay E. Morgan

**EXHIBIT "A"**

**OLSON SURVEYING**  
Registered Professional Land Surveyor  
711 Water Street  
Bastrop, Texas 78602  
Phone (512)321-5476 Fax (512)303-5476  
[olsonsurvey@sbcglobal.net](mailto:olsonsurvey@sbcglobal.net)

FIELD NOTES FOR LOT 1, A 2.341 ACRE TRACT IN THE MONTRAVILLE WOODS SURVEY  
IN FAYETTE COUNTY, TEXAS.

BEING Lot 1, a 2.341 acre tract or parcel of land out of the Montraville Woods Survey, A-115, in Fayette County, Texas and a part of that certain 11.707 acre tract described erroneously as 11.202 acres, in a deed from William J. Kelly, et. ux., to Clay Morgan, Trustee, dated August 31, 2017, recorded in Vol. 1829, Page 745, Fayette County Official Public Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of State Highway 71, the southeast corner of that certain 0.518 acre tract described in a deed to Fayette Water Supply Corporation, recorded in Vol. 1702, Page 226, Fayette County Official Records, and the southwest corner of the 11.707 acre tract and this tract.

THENCE with the east line of the 0.518 acre tract and the west line of the 11.707 acre tract, N 02 deg. 22 min. 00 sec. W, 125.85 feet to a ½ inch iron rod found in the south right-of-way line of Old Highway 71-West Loop 543, for the northeast corner of the 0.518 acre tract and the northwest corner of the 11.707 acre tract and this tract.

THENCE with the south right-of-way line of Old Highway 71 and the north line of the 11.707 acre tract, N 72 deg. 29 min. 07 sec. E, 492.04 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE crossing the 11.707 acre tract, S 12 deg. 39 min. 33 sec. E, 263.81 feet to a 5/8 inch iron rod set in the north right-of-way line of State Highway 71 and the south line of the 11.707 acre tract, for the southeast corner of this tract.

THENCE with the north right-of-way line of State Highway 71 and the south line of the 11.707 acre tract, S 84 deg. 41 min. 21 sec. W, 279.85 feet to a 5/8 inch iron rod set for an angle; N 87 deg. 46 min. 00 sec. W, 243.38 feet to the POINT OF BEGINNING, containing 2.341 acres of land.

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Michael D. Olson  
Reg. Pro. Land Surveyor 5386

Order# 18-377-6\_1

Date Created: 4-12-18

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