

**FILED**  
8:57AM  
APR 10 2017  
KS

NOTICE OF TRUSTEE'S SALE CO. CLERK, FAYETTE CO TEXAS

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Christina Harris, acknowledged April 28, 2014, and duly recorded in Volume 1689, Page 9, 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 2, 2017, (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 notes description of a 0.1611 acre (7,018 s.f.) tract of land situated in the City of La Grange, in Fayette County, Texas; same being a portion of Abstract 71, John H. Moore, original grantee; being a portion of Farm Block 37, according to the maps of the said city (1/13 & 1/27) recorded in the Fayette County Plat Records; being a portion of that certain tract of land conveyed to James Oaks by an instrument (24/503) recorded in the Fayette County Deed Records (FCDR); being all of that certain tract of land conveyed to Charles Williams, Sr., et ux, Erassie, by an instrument (1470/521) recorded in the Fayette County Official Public Records (FCOPR); and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8 inch iron rod set on the southeast right-of-way line of East Pearl Street (record 60' R.O.W.), same being the northwest line of Farm Block 37, for the north corner of the said Oaks tract and hereof;

Thence, S32°17'45"E, 164.17 feet leaving the said right-of-way line, across Farm Block 37, with the northeast line of the said Oaks tract, same being the common line between the herein described tract and that certain tract of land conveyed to Pearl Thomas by an instrument (230/191 FCDR), passing the common southwesterly corner between the said Thomas tract and that certain tract of land bequeathed to Shawn Orentha Bouldwin, et al, by an instrument (225/548) recorded in the Fayette County Probate Minutes, and continuing with the common line between the herein described tract and the said Bouldwin tract, to a capped 5/8 inch iron rod set for the east corner hereof;

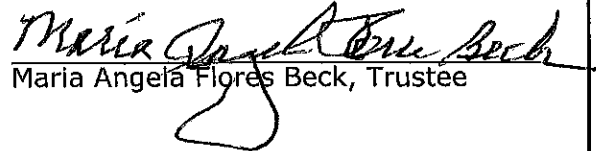
Thence, S57°41'48"W, 42.75 feet leaving the southwest line of the said Bouldwin tract, across the said Oaks tract, with the common line between the herein described tract and that certain 13,851 s.f. tract of land conveyed in part to John Louis Hubbard by an instrument (1382/822 FCOPR), to a capped 5/8 inch iron rod set for the south corner hereof;

Thence, N32°17'45"W, 164.18 feet leaving the northwest line of the said Hubbard tract, continuing across the said Oaks tract with the common line between the herein described tract and that certain tract of land conveyed to Leon H. Schmidt by an instrument (296/579 FCDR, historical deed, current deed to Williams apparently unrecorded), to a capped 5/8 inch iron rod set on the said southeast right-of-way line, same being the northwest line of Farm Block 37, for the west corner hereof;

Thence, N57°42'36"E, 42.75 feet with the said right-of-way line to the *POINT OF BEGINNING*, and containing within these metes and bounds, 0.1611 of an acre (7,018 s.f.) of land. The basis of bearing is grid north, Texas State Plane Coordinate System of 1983, Central Zone (convergence angle: [+]<sup>01°46'47"</sup>). The distances contained herein are grid distances (combined scale factor: 1.000 050 610).

Being the same land described in deed dated April 28, 2014, from Fayette County Habitat For Humanity, Inc., to Christina Harris, recorded in Volume 1689, Pages 1-5, Official Records of Fayette County, Texas.

Executed this 7th day of April, 2017.

  
Maria Angela Flores Beck, Trustee