

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. *Property to be sold:* The property to be sold is described as follows:

All that certain tract or parcel of land situated in Fayette County, Texas, a part of the Kesiah Crier League. A-38, same being that certain 0.47 acre tract of land described in a deed from Steve Walla and Wife, Ella H. Walla to E.P. Petrash and wife, Louise Petrash dated May 1, 1954 and recorded in Volume 275, Page 409, Deed Records of Fayette County, Texas, same being that certain 0.946 acre tract of land described in a deed from Alvin J. Klesel and wife, Mildred Kolar Klesel to Edwin P. Petrash and wife, Louise Petrash, dated October 27, 1960, recorded in Volume 327, Page 219, of the Deed Records of Fayette County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set for the Southwest corner, same being the Southwest corner of the said E. P. Petrash, et ux. 0.47 acre tract, same lying at the intersection of the East Right-of-Way margin of U. S. Highway 77 and the North margin of Bruce Street;

THENCE, along the West line of the said E. P. Petrash, et ux. 0.47 acre, the West boundary of the said Edwin P. Petrash, et ux. 0.946 acre and the East Right-of-Way margin of U. S. Highway 77, NORTH 311.4 foot to an iron rod found for the Northwest corner of the said Edwin P. Petrash, et ux. 0.946 acre tract, same being the Southwest corner of a 30 ft. wide road easement described in a deed to Sam Blaschke in Vol. 899, Pg. 388;

THENCE, along the North boundary of the said Edwin P. Petrash, et ux. 0.946 acre tract and the South boundary of the said Sam Bleschke 30ft. wide road easement, EAST 206.0 feet to an iron rod set for the Northeast corner of the said Edwin P. Petrash 0.946 acre tract of land;

THENCE, along the East line of the said Edwin P. Petrash, et ux. 0.946 acre tract, the East line of the said E. P. Petrash, et ux. 0.47 acre and the West boundary of the remainder of a 62 acre tract of land described in a deed to August Klesel in Volume 196, Page 349, SOUTH 311.4 feet to an iron rod set for the Southeast corner of the said E. P. Petrash, et ux. 0.47 acre tract, same lying in the North margin of Bruce Street;

THENCE, along the South boundary of the said E. P. Petrash, et ux. 0.47 acre and the North margin of Bruce Street, WEST 206.0 feet to the PLACE OF BEGINNING, containing 1.47 acres of land.

2. *Instrument to be foreclosed:* The instrument to be foreclosed is the Deed of Trust recorded on April 26, 2015, under Instrument No. 13-02533, Volume 1645, Page 652 in the Official Public Records of Fayette County, Texas.

3. *Date, Time and Place of Sale:* The sale is scheduled to be held at the following date, time and place:

Date: July 3, 2018

Time: Between the hours of 10: 00 A.M. and 4:00 P.M.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Fayette County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sal was posted.

4. *Name of the mortgagor:* The mortgagor is Lee Morris D/B/A PDQ Investments.

5. *Name of the mortgagee:* The mortgagee is Billy J. Killion.

6. *Statements:* The mortgagor is in default of the terms and conditions of the Deed of Trust dated April 26, 2013. The mortgagee has requested the trustee to sell the property.

7. *Name and address of trustee:* The trustee is Charles Sullivan, 8115 FM 2673, Canyon Lake, Texas 78133.

**FILED**

4:38 PM

JUN 14 2018

*Julie Karstedt* KS

JULIE KARSTEDT

CO. CLERK, FAYETTE CO TEXAS