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NOTICE OF TRUSTEE'S SALE

CHRISTIE WAKEFIELD
CLERK, LEON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF LEON

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT, pursuant to the authority conferred upon me by that certain Deed of Trust executed by RALPH TAYLOR and RICK FOXWORTH, of San Jacinto County, Texas, dated March 10, 2017, and duly recorded under Document No. 2017-422705, Volume 1694, Page 873 of the Official Records of Leon County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness;

NOW THEREFORE, 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 1, 2018 (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the Leon County Courthouse in Centerville, Texas between the hours of ten o'clock a.m. (10:00 a.m.) and four o'clock p.m. (4:00 p.m.) of that day and beginning not earlier than eleven o'clock a.m. (11:00 a.m.) or not later than three (3) hours thereafter. The sale will be conducted in the area of the Leon County Courthouse designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Said Real Property is described as follows:

65.60 acres in the J. J. MCGUIRE SURVEY, Abstract 633 and the S. J. WEST SURVEY, Abstract 1064, located in Leon County, Texas; being part of that "109.39 acres" contained in a Warranty Deed dated January 28, 1972 from Edward C. Holland and Mary Bobbie Brewer to Ruth H. Collins and recorded in Volume 375 Page 154 Leon County Deed Records; this 65.60 acre tract is described more particularly as follows:

BEGINNING at the North corner of the "109.39 acres", same being as corner of the Mary Bobbie Brewer "109.39 acres" (recorded in Volume 375 Page 151 Leon County Deed Records) in the Southeast line of the 136.61 Acres (recorded in Volume 1544 Page 273 Leon County Official Records); found a 1/2" steel rod at same from which a 20" Hickory marked /X// bears South 51° West 46.60 feet;

THENCE with the upper Northeast line of the Collins "109.39 acres", same being a line of the Brewer "109.39 acres", along an existing fence, South 29°-27'-00" East a distance of 605.15 feet to an interior corner of the Collins "109.39 acres", same being an exterior corner of the Brewer "109.39 acres"; found a 1/2" steel rod at same at a fence corner; found a 20" Sweet Gum (leaning) bearing North 28°-45' West 31.10 feet;

THENCE with a line of the Collins "109.39 acres", same being a line of the Brewer "109.39 acres", along an existing fence, North 60°-32'-07" East a distance of 275.04

feet to an exterior corner of the Collins "109.39 acres", same being an interior corner of the Brewer "109.39 acres"; found a 1" galvanized pipe at a 10" Elm fence corner;

THENCE with the lower Northeast line of the Collins "109.39 acres", same being a line of the Brewer "109.39 acres", along an existing fence, South 29°-00'-55" East a distance of 643.42 feet (called 647 feet) to the East corner of the Collins "109.39 acres", same being an interior corner of the "Brewer "109.39 acres"; found -a 1" galvanized pipe at same; found a 36" Hickory Bearing South 14°-30' West 10.70 feet;

THENCE with the Southeast line of the Collins "109.39 acres", same being a line of the Brewer "109.39 acres", along an existing fence, South 59°-03'-33" West a distance of 265.71 feet to a galvanized pipe (in a fence) from which a 13°- Hickory marked X bears South 60°-32' West 27.70 feet;

THENCE continuing with the Southeast line of the Collins "109.39 acres". same being a line of the Brewer "109.39 acres", along an existing fence, South 60°-42'-16" West a distance of 1,801.02 feet to the intersection of same line with the centerline of FM 1511; set a 1/2" steel rod offset North 60°-42'-16" East 53.90 feet;

THENCE with the centerline of FM 1511, along a curve to the left having a central angle of 11°-22'-40", a radius of 1,147.37 and a chord of North 57°-20'-38" West 227.47 feet to the P.T. of said curve to the left; set a 1/2" steel rod offset North 26°-58'-02" East 50.00 feet; found a concrete right-of-way marker (disturbed) bearing North 27°-39'-09" East 50.42 feet;

THENCE continuing with the centerline of FM 1511, North 63°-01'-58" West a distance of 645.00 feet to the P.C. of a curve to the left; set a 1/2" steel rod offset North 26°-58'-02" East 50.00 feet; found a concrete right-of-way marker (disturbed) bearing North 26°-37'-47" East 49.86 feet;

THENCE continuing with the centerline of FM 1511, along said curve to the left having a central angle of 11°-55'-00", a radius of 1,147.37 feet and a chord of North 68°-59'-28" West 238.21 feet; found a concrete right-of-way marker bearing North 15°-03'-02" East 50.00 feet from which another concrete right-of-way marker was found bearing North 74°-56'-58" West 824.19 feet;

THENCE continuing with the centerline of FM 1511, North 74°-56'-58" West a distance of 300.19 feet to an intersection of same line with the projection of the remnants from the Northeast, same being the West corner of this tract; set a 1/2" steel rod offset North 25°-33'-04" East 50.85 feet;

THENCE with the projection of and with a line of the 136.61 Acres, North 25°-33'-04" East a distance of 187.66 feet to an interior corner of the 136.61 Acres; set a 1/2" steel rod (original 8" Elm has been destroyed) same at an 8" Elm;

THENCE with an existing fence, same being for line of the 136.61 Acres, as follows:

North 68°-24'-05" East 474.39 feet to a 1/2" steel rod set at a 24" Post Oak fence angle;

North 57°-32'-02" East 395.72 feet to a 1/2" steel rod set at a fence angle;

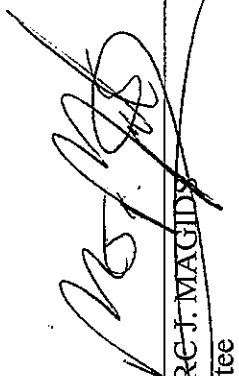
North 58°-32'-38" East 389.72 feet to a 1/2" steel rod set at a 14" Water Oak fence angle;

North 52°-14'-53" East 272.67 feet to an interior corner of the 136.61 Acres; found a 4" x 4" concrete monument at same;

THENCE with another line of the 136.61 Acres, North 60°-27'-58" East a distance of 947.30 feet to the PLACE OF BEGINNING.

Containing, according to the dimensions herein stated, an area of 65.60 acres of land including 1.64 acres in FM 1511.

EXECUTED this 4th day of April, 2018.



MARC J. MAGIDIN
Trustee

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