



Notice of Trustee's Sale

February 6, 2018

Trustee: Thomas E. White

Trustee's Address: P. O. Box 184
Hamilton, Texas 76531

Mortgagee: CHRISTI BLACK and JODY LITTLETON

Note: Note dated December 10, 2013 in the amount of \$69,500.00

Deed of Trust

Date: December 10, 2013

Grantor: GALEN CHRISTIAN and wife, MARCI CHRISTIAN

Mortgagee: CHRISTI BLACK and JODY LITTLETON

Recording information: Volume 479 Page 671, Real Property Records of Hamilton County, Texas

Property:

ALL THAT CERTAIN 0.54 ACRE TRACT, BEING PART OF THE MARY WOOD SURVEY ABSTRACT NO. 888 IN HAMILTON COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED AS A 0.544 ACRE TRACT IN A DEED FROM DENNIS TAYLOR AND RHODA TAYLOR TO RALPH SIKES, DATED FEBRUARY 24, 1994 AND RECORDED IN VOLUME 288, PAGE 773 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE SE CORNER OF LOT 5 OF BRAUNE ADDITION TO THE CITY OF HICO, TEXAS, PLAT RECORDED IN VOLUME 2, PAGE 64 OF THE PLAT RECORDS OF HAMILTON COUNTY, TEXAS, BEING IN THE NORTH LINE OF NINTH STREET, FOR THE SW CORNER OF THIS TRACT;

THENCE N 07 deg. 52' 29" E, ALONG THE EAST LINE OF LOTS 5, 6, AND 7 OF SAID BRAUNE ADDITION, 213.80' TO AN IRON ROD SET, BEING THE SW CORNER OF LOT 1 OF EXTENSION NO. 1 OF THE BRAUNE ADDITION TO THE CITY OF HICO, TEXAS, PLAT RECORDED IN VOLUME 2, PAGE 115 OF THE PLAT RECORDS OF HAMILTON COUNTY, TEXAS, FOR THE NW CORNER OF THIS TRACT;

THENCE S 82 deg. 07' 05" E, ALONG THE SOUTH LINE OF LOT 1 OF SAID EXTENSION NO. 1 OF THE BRAUNE ADDITION, AT 81.99' PASS AN IRON ROD FOUND AT THE SE CORNER OF LOT 1, BEING THE SW CORNER OF LOT 2, CONTINUING ALONG THE SOUTH LINE OF LOT 2 IN ALL, 113.53' TO A POINT, FOR THE NE CORNER OF THIS TRACT, FROM WHICH A 3/8" IRON ROD FOUND BEARS: N 12 DEG. 27' 04" E, 0.28' AND A 1/2" IRON ROD FOUND BEARS: N 08 DEG. 30' 20" E, 0.15';

THENCE S 08 deg. 30' 20" W, ALONG THE EAST LINE OF SAID SIKES 0.544 ACRE TRACT AND THE WEST LINE OF A 0.544 ACRE TRACT DESCRIBED IN A DEED FROM TOMMY DONLEY TO STEVEN E. WARREN, ET AL, DATED SEPTEMBER 20, 1996 AND RECORDED IN VOLUME 297, PAGE 397 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, 203.63' TO AN IRON ROD FOUND, BEING THE SE CORNER OF SAID SIKES 0.544 ACRE TRACT, BEING THE SW CORNER OF SAID WARREN 0.544 ACRE TRACT, BEING IN THE NORTH LINE OF NINTH STREET, FOR THE SE CORNER OF THIS TRACT;

THENCE N 87 deg. 20' 54" W, ALONG THE SOUTH LINE OF SAID SIKES 0.544

ACRE TRACT AND THE NORTH LINE OF NINTH STREET, 111.75' TO THE POINT OF BEGINNING AND CONTAINING 0.54 ACRES OF LAND.

BEING THE SAME PROPERTY AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO CHRISTI BLACK AND JODY LITTLETON, DATED SEPTEMBER 8, 2011 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HAMILTON COUNTY, TEXAS ON SEPTEMBER 13, 2011 AT 2:05 P.M. UNDER CLERK'S FILE NO. 1228.

County: Hamilton County, Texas

Date of Sale (first Tuesday of month): Tuesday, February 6, 2018

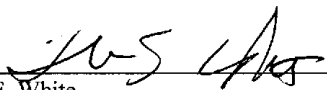
Time of Sale: The sale of the Property will be held between the hours of 10:00 A. M. and 4:00 P. M. local time; the earliest time at which the Foreclosure Sale will begin is 10:05 o'clock a. m.

Place of Sale: Northeast Portico of the Hamilton County Courthouse, Hamilton, Hamilton County, Texas.

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.

Thomas E. White is the Trustee under the Deed of Trust recorded in Volume 479 Page 671, Real Property Records of Hamilton County, Texas. Mortgagee 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 sale will begin at the Time of Sale or not later than three hours thereafter.



Thomas E. White
P. O. Box 184
Hamilton, Texas 76531

FILED and RECORDED

Instrument Number: 20171924 B: RP V: 529 P: 159

Filing and Recording Date: 12/22/2017 08:56:32 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.