

NOTICE OF TRUSTEE'S SALE

DEC 12 2016

Whereas, on February 8, 2010, Christina Ellington executed a certain Deed of Trust, ^{By Christina Ellington, Clerk, Jim Wells Co., Texas} to N. J. Welsh, III, Trustee, the following described real property located in Jim Wells County, Texas, to-wit:

Lot Six (6), North Orange Estates, a subdivision in Jim Wells County, Texas, as shown by the map or plat thereof recorded in Vol. 7, Page 30, Map Records of Jim Wells County, Texas, and is the same tract of land, in the name of Betty Armstrong, as recorded in Volume 1914, Pages 376-408, Deed records, Nueces County, Texas, and which property is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found, at the east corner of Lot 7, out of said North Orange Estates (3/30), and being the north corner and Point Of Beginning of this tract;

THENCE South 89° 58' 49" East, 252.60 feet. (Record: South 89° 58' 49" East, 252.34 feet), to a 5/8 inch iron rod found, the north corner of Lot 5 of said North Orange Estates (3/30) and being the east corner of this tract;

THENCE South 00° 01' 32" East, 172.62 feet, (Record: South 00° 02' 06" West, 172.44 feet), to a 5/8 inch iron rod found, in the north line of County Road No. 3054, which bears North 89° 58' 49" West, 1261.66 feet from a 5/8 inch iron rod found, at the south corner of Lot 1 (7/30) and the intersection of County Road No.3054 and County Road No.305, the west corner said Lot 5 (7/30) and being the south corner of this tract;

THENCE North 89° 58' 49" West, 252.32 feet (Record: North 89° 58' 59" West, 252.34 feet), along the north line of said County Road No. 3054, to a 5/8 inch iron rod found, the south corner of Lot 7 (7/30) and the south corner of this tract;

THENCE North 00° 07' 06" West, 172.49 feet (Record: North 00° 01' 11" East, 172.62 feet), to the POINT OF BEGINNING, of this tract and being 1.00 acres of land more or less.

The bearing basis for this survey is based on a 5/8 inch iron rod found at the east corner of Lot 1 (7/30) and a 5/8 inch iron rod found, the east corner of Lot 6 (7/30) having a called bearing of North 89° 58' 49" West.

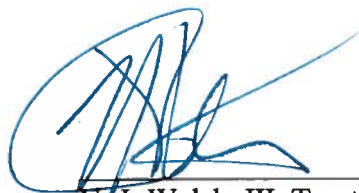
to secure Stage III Development Company in the payment of one promissory note executed by Christina Ellington, payable to Stage III Development Company, dated February 8, 2010, in the original principal sum of \$45,000.00, said indebtedness being more particularly described in said Deed of Trust, which is recorded in Vol. 1284, Page 219, Official Records of Jim Wells County, Texas;

Whereas, default has occurred in the payment of the indebtedness secured by said Deed of Trust and under the covenants of said Deed of Trust, and the full indebtedness secured by said Deed of

Trust is now due and payable, the owner and holder of said indebtedness has requested the undersigned to sell the above described real property to satisfy the indebtedness secured by said Deed of Trust;

Now, therefore, I, the undersigned Trustee as aforesaid, give notice that I will, after notice as required by said Deed of Trust and by law, sell at public auction to the highest bidder for cash, at the courthouse door of Jim Wells County, Texas, between 10:00 a. m. and 4:00 p. m. on January 3, 2017, (that being the first Tuesday of said month), the above described real property covered by such deed of trust. The earliest time at which the sale will occur is 10:00 a. m., and such sale will begin at such time or not later than three hours after such time. If no area at such courthouse where such sales are to take place has been properly designated by the commissioners court of such county, then such sale will take place at the place where foreclosure sales customarily take place at the Jim Wells County Courthouse, Alice, Jim Wells County, Texas.

Dated: December 12, 2016.



N. J. Welsh, III, Trustee
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(361) 883-1704