

# NOTICE OF TRUSTEE'S SALE

**Date:** August 2, 2021

**Deed of Trust**

**Date:** October 16, 2019

**Grantor:** Willie Pyburn and Bessie Miller Pyburn

**Grantor's County:** Navarro

**Beneficiary:** The J. Durwood Owen and Kathleen McKenzie Revocable Living Trust

**Trustee:** David W. Wilson, Jr.

**Recorded on:** October 29, 2019, under Clerk's Document No. 8474, Official Records of Navarro County, Texas

**Property:** All that certain 1.00-acre tract, more or less, Navarro County School Land Survey, Abstract No. 614, Navarro County, Texas more fully described in Exhibit "A" attached hereto.

**Date of Sale of Property (first Tuesday of each month, between 10:00 AM and 4:00 PM):**

Tuesday, September 7, 2021, at 11:00 AM.

**Place of Sale of Property (including county):** Front steps of the Navarro County Courthouse in Navarro County, Texas.

Because of default in performance of the obligations of the deed of trust, the Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

2021-45  
**FILED FOR RECORD**  
AT 9:37 O'CLOCK A M.

AUG 03 2021

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY      DEPUTY

  
DAVID W. WILSON, JR, Trustee

**ACKNOWLEDGMENT**

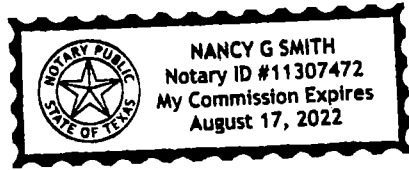
STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 2<sup>nd</sup> day of August 2021 by David W. Wilson, Jr., as Trustee.

*Nancy G Smith*  
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Notary Public, State of Texas



## EXHIBIT "A"

All that certain lot, tract, or parcel of land in the Navarro County School Land Survey Abstract No. 614, Navarro County, Texas, and being part of Tract 2 of the HUGH MCDANIEL SUBDIVISION according to the plat recorded in Volume 4, Page 68, of the Plat Records of Navarro County, Texas, and being part of that certain tract of land conveyed to Marion Irene Butler as evidenced by Deed recorded in Volume 1372, Page 558, of the Deed Records of Navarro County, Texas, and being more particularly described (using the record bearing for the east line as the basis of bearing) as follows:

**BEGINNING** at a 1/2-inch iron rod found in the west line of Farm Road 639 for the southeast corner of said Butler tract;

**THENCE** South 60° 04' 00" West along the south line of said Butler tract a distance of 266.36 feet to a 5/8-inch iron rod set for corner;

**THENCE** North 30° 39' 16" West departing the south line of said Butler tract a distance of 151.79 feet to a 5/8-inch rod set for corner;

**THENCE** North 55° 00' 55" East, a distance of 8.26 feet pass a 1/2-inch iron pipe found for the southwest corner of that certain tract of land conveyed to Alex Flores and Faye Flores as evidenced by deed recorded in Volume 1303, Page 116, of the Deed Records of Navarro County, Texas, in all a distance of 267.10 feet to a 1/2-inch iron pipe found in the west line of Farm Road 639 for southeast corner of said Flores tract;

**THENCE** South 30° 39' 16" East a distance of 175.31 feet to the **POINT OF BEGINNING**, containing within the metes recited 1.00 acre of land, more or less.