

NOTICE OF TRUSTEE'S SALE

Date: August 2, 2021

Deed of Trust

Date: January 17, 2019

Grantor: Willie Pyburn and Bessie Miller Pyburn

Grantor's County: Navarro

Beneficiary: The Kathleen McKenzie Owen 401K Trust

Trustee: David W. Wilson, Jr.

Recorded on: January 24, 2019, under Clerk's Document No. 565, 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.

2021-46
FILED FOR RECORD
AT 9:40 O'CLOCK A M.

AUG 03 2021

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SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY SD DEPUTY


DAVID W. WILSON, JR, Trustee

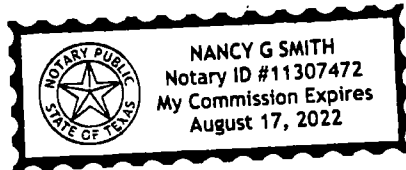
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

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



Nancy G. Smith

Notary Public, State of Texas

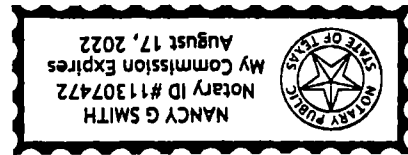


EXHIBIT "A"

Property (including any improvements): All that certain lot, tract or parcel of land being 1.000 acre situated in the Navarro County School Land Survey, Abstract No. 614, in Navarro County, Texas, and being part of a called 20.000 acres tract described in Contract of Sale between the Texas Veterans Land Board Program and Rex H. Parr, dated January 9, 1975, and recorded in Volume 845, Page 623, and said 20.000 acres tract is Tract 2 of the Hugh McDaniel Subdivision, as recorded in Volume 4, Page 68 of the Plat Records of Navarro County, Texas, and also part of a called 1.0 acre tract conveyed to Rex H. Parr from the Texas Veterans Land Board Program, dated January 13, 1976; said 1.0 acre is part of the 20.000 acres tract; both instruments are recorded in the Deed Records of Navarro County, Texas. Said 1.000 acre is more fully described as follows:

BEGINNING at a $\frac{1}{2}$ " pipe set for corner, in the Northeast corner of the 1.0 acre tract and in the East line of the 20.000 acres tract and hrs. South $30^{\circ}00'00''$ East 237.47 feet from its Northeast corner, and said pipe is in the West right-of-way of Farm Road No. 639;

THENCE South $30^{\circ}00'00''$ East along the East line of the 1.0 acre and the 20.000 acres tract and along said highway right-of-way a distance of 158.69 feet to a $\frac{1}{2}$ " pipe set for corner;

THENCE South $55^{\circ}36'41''$ West passing a point in the Southwest line of the 1.0 acre tract at 209.31 feet and continuing for a total distance of 259.01 feet to a $\frac{1}{2}$ " pipe set for corner, set in a pasture and in the 20.000 acres tract;

THENCE North $30^{\circ}00'00''$ West a distance of 178.51 feet to a $\frac{1}{2}$ " pipe set for corner, in a pasture and in the 20.000 acres tract;

THENCE North $60^{\circ}00'00''$ East passing the Northwest corner of the 1.0 acre tract at 49.55 feet and continuing along the North line of the 1.0 acre tract for a total distance of 258.25 feet to the place of beginning and containing 1.000 acre of land.