

NOTICE OF TRUSTEE'S SALE

Date: August 2, 2021

Deed of Trust

Date: May 23, 2018

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: May 31, 2018, under Clerk's Document No. 3966 and No. 4908, Official Records of Navarro County, Texas

Property: All that certain lot, tract or parcel of land consisting of 18.00 acres, 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.

2021-47
FILED FOR RECORD
AT 9:43 O'CLOCK AM M.

AUG 03 2021

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

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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

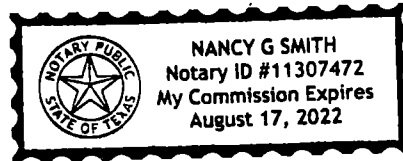


EXHIBIT "A"

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Property (including any improvements): All that certain lot, tract, or parcel of land, being 20.000 acres situated in the Navarro County School Land Survey, Abstract No. 614, in Navarro County, Texas, and being a part of a called 172.68 acres tract described in Deed from Robert L. Moore, et al, to B. L. Moore, dated December 9, 1929, recorded in Volume 342, Page 66 of the Deed Records of Navarro County, Texas. More fully described as follows:

BEGINNING at a point in the center of a county road for corner, said point is in the West line of said 172.68 acres tract and brs. N 28° W 430 feet from its Southwest corner and an iron stake brs N 60°04' E at 25 feet;

THENCE N 28° W 570.70 feet with the West line of the 172.68 acres tract and road to a point in road for corner and an iron stake brs. N 60° E at 25 feet;

THENCE N 60° E 1515 feet to an iron stake for corner set in the West right-of-way of Farm Road No. 639;

THENCE S 30° E 572.17 feet with said right-of-way to an iron stake for corner;

THENCE S 60°04' W 1534.8 feet to the place of Beginning containing 20.000 acres of land, of which 0.328 acre is within county road.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND:

TRACT I:

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 ½" 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 brs. South 30°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°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 ½" pipe set for corner;

THENCE South 55°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 ½" pipe set for corner, set in a pasture and in the 20.000 acres tract;

THENCE North 30°00'00" West a distance of 178.51 feet to a ½" pipe set for corner, in a pasture and in the 20.000 acres tract;

THENCE North 60°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.

EXHIBIT "A"
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TRACT II:

BEING a tract 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 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 6.39 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.