

NOTICE OF TRUSTEE'S SALE

Date: June 24, 2024

Deed of Trust:

Date: July 13, 2022

Grantor: Tiffany Skinner

Grantor's County: Navarro County, Texas

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

Trustee: David W. Wilson, Jr.

Recorded on: July 14, 2022 under Clerk's Document No. 7326, Official Records of Navarro County, Texas.

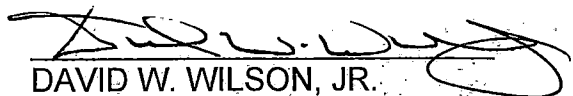
Property: All that certain lot, tract or parcel of land being 1.00 acres, situated in the James Smith Survey, Abstract No. 726, Navarro County, Texas more fully described in Exhibit "A" attached hereto.

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

Tuesday, August 6, 2024 at 11:00 AM

Place of Sale of Property (including county): 300 West 3rd Avenue, at the area designated for foreclosure sales by the Commissioner's Court of 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.


DAVID W. WILSON, JR.

Trustee

2024-058
FILED FOR RECORD

AT 1:36 O'CLOCK P.M.

JUN 27 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY  DEPUTY

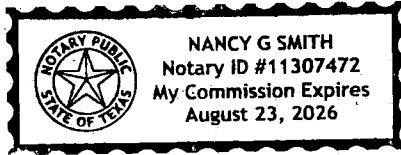
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF NAVARRO

This instrument was acknowledged before me on the 24th day of June 2024 by David W. Wilson, Jr. as Trustee.



Nancy G Smith

Notary Public, State of Texas

EXHIBIT "A"

All that certain lot, tract or parcel of land being 1.00 acre situated in the James Smith Survey, Abstract No. 726, in Navarro County, Texas, and being part of Tract Two, called 11.027 acres in a deed from Richard Rash and wife Wilma Joyce Rash to Ricky Dan Rash and Mark Alan Rash, dated January 24, 2017, and recorded in Document Number 554 in the Official Public Records of Navarro County, Texas. Said 1.00 acre is more fully described as follows;

Beginning at a point for the East corner of this tract and the 11.027 acres tract and in the North corner of a 0.25 acre tract conveyed in Document Number 554, dated January 24, 2017, and in SE County Road 1086;

Thence South 60 degrees 46 minutes 08 seconds West along the southeast line of this tract and the called 11.027 acres tract and the northwest line of the 0.25 acres tract, and passing a ½" rod set with an orange cap with BRUCE RPLS 4890 at 25.00 feet and continuing for a total distance of 232.78 feet to a ½" rod set with an orange cap with BRUCE RPLS 4890, and in a fence;

Thence North 29 degrees 11 minutes 27 seconds West generally along a fence and along the southwest line of this tract a distance of 188.20 feet to a ½" rod set with an orange cap with BRUCE RPLS 4890 and being the West corner of this tract;

Thence North 60 degrees 46 minutes 05 seconds East along the northwest line of this tract and passing a ½" rod set with an orange cap BRUCE RPLS 4890 at 205.12 feet and continuing for a total distance of 230.12 feet to a point in said road for the North corner of this tract;

Thence South 30 degrees 00 minutes 00 seconds East along a line in said road and the northeast line of this tract and the called 11.027 acres tract a distance of 188.22 feet to the place of beginning and containing 1.00 acre of land.