

NOTICE OF TRUSTEE'S SALE

DATE: May 20, 2019

Deed of Trust:

Date: February 1, 2013

Grantor: Norman Pinson, Jr., and the Pinson Family Irrevocable Trust

Beneficiary: Dean Midyett, Trustee, Pinson Family Irrevocable Trust

Trustee: Kim Cox

Recording Information: Document No. 204249, BK OR: Vol, 245, Pg. 279, of the Official Records of Live Oak County, Texas

Property: 28.5 acres less the 6.536 acres and the 3 acres deeded to Dean Midyett in Document Number 204250 Vol. 245, Page 287 of the Deed Records of Live Oak County, Texas.

See Attached Exhibit "A"

Encumbrances: None.

Line of Credit Note:

Date: February 1, 2013

Original Principal Amount: \$160,000.

Maker: Norman Pinson, Jr., and the Pinson Family Irrevocable Trust

Holder: Dean Midyett, Trustee, Pinson Family Irrevocable Trust.

Date of Sale: July 2, 2019

Time of Sale: 10:00 a.m. - 12:00 noon local time.

Place of Sale of Property: Live Oak County Courthouse at the area designated by the Commissioners court of Live Oak County, Texas, for the conduct of foreclosure sales.

Because of default in the payment of the Note and performance of the obligations of the

FILED May 30 A.D. 2019
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY [Signature] DEPUTY
AT 10:47

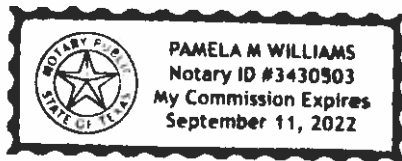
Deed of Trust, the Holder of the Note has instructed the undersigned Trustee to proceed with a sale of the property pursuant to the rights, powers and covenants set forth in the Deed of Trust. The undersigned Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified above in accordance with the Deed of Trust subject to the Encumbrances. The sale will begin at the earliest time stated above or within three hours after that time.

Kim Cox
KIM COX

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 20 day of May, 2019 by Kim Cox.

Pamela M. Williams
Notary Public, State of Texas



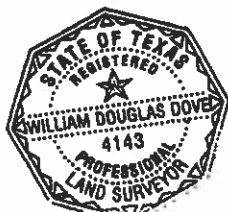
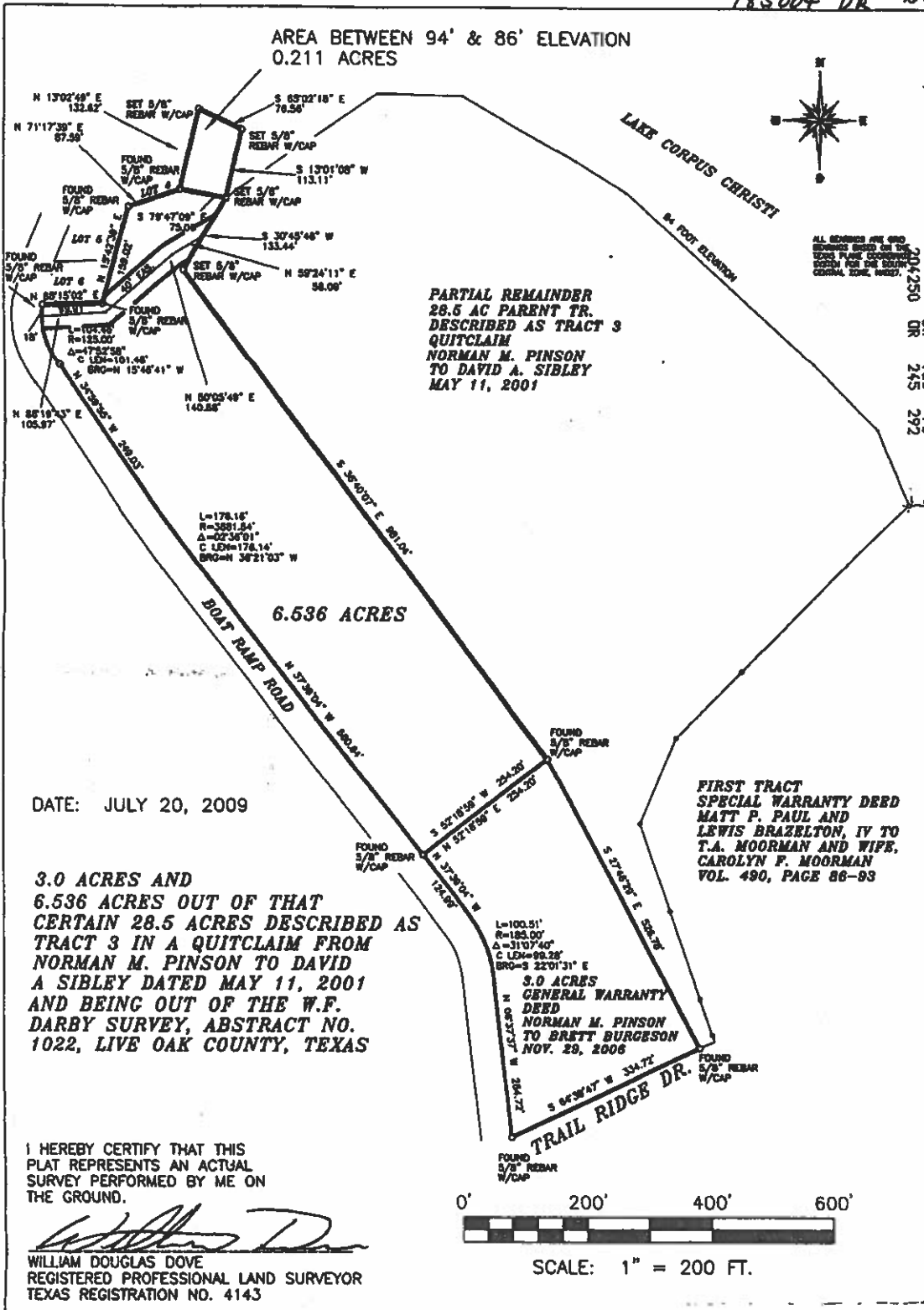


EXHIBIT A

6.536 Acres out of that certain 28.5 Acres described as Tract 3 in a Quitclaim from Norman M. Pinson to David A. Sibley dated May 11, 2001 and being out of the W. F. Darby, Abstract No. 1022, Live Oak County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap found at the Southwest corner of Lot Six (6) of Block N of Peritas Point Unit No. 2- Western Shores as recorded in Volume 2, Page 51 of the Plat Records of Live Oak County, Texas, and also lying in the East right-of-way of Boat Ramp Road;

THENCE N 88Deg-15Min-02Sec E with the South line of said Lot Six (6) a distance of 99.91 feet to a 5/8" rebar found with cap for corner;

THENCE N 15Deg-42Min-39Sec E with the East line of said Lot Six (6) and Lot Five (5) of said Block N a distance of 159.02 feet to a 5/8" rebar found with cap in the South line of Lot Four (4) of said Block N for corner;

THENCE N 71Deg-17Min-39Sec E with the South line of said Lot Four (4) a distance of 87.59 feet to 5/8" rebar with cap found at its Southeast corner in the 94 foot elevation line;

THENCE S 79Deg-47Min-09Sec E with said 94 foot Elevation a distance of 75.06 feet to a 5/8" rebar set with cap for corner;

THENCE S 30Deg-45Min-46Sec W a distance of 133.44 feet to a 5/8" rebar set with cap for corner;

THENCE S 36Deg-40Min-07Sec E a distance of 981.04 feet to a 5/8" rebar with cap found at the North corner of that certain 3.0 Acres described in a General Warranty Deed from Norman M. Pinson to Brett Burgeson dated November 29, 2006;

THENCE S 52Deg-18Min-59Sec W with the Northwest line of said 3.0 Acres a distance of 254.20 feet to a 5/8" rebar with cap found at its West corner and in the East right-of-way of Boat Ramp Road;


THENCE N 37Deg-39Min-04 Sec W with said East right-of-way a distance of 560.64 feet to a point of curvature to the right;

THENCE along said curve in the East right-of-way of Boat Ramp Road with a radius of 3881.54 feet, a chord bearing of N 36Deg-21Min-03Sec W, and a chord distance of 176.14 feet, for a distance of 176.16 feet to a point of tangency in said East right-of-way;

THENCE N 34Deg-59Min-55Sec W continuing with said East right-of-way a distance of 249.03 feet to a point of curvature to the right;

THENCE along said curve in the East right-of-way of Boat Ramp road with a radius of 125.00 feet, a chord bearing of N 15Deg-46Min-41Sec W, and a chord distance of 101.45 feet for a distance of 104.46 feet to the POINT OF BEGINNING and containing 6.536 Acres.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Central Zone, 1927 North American Datum.


William Douglas Dove
Registered Professional Land Surveyor
Texas Registration No. 4143

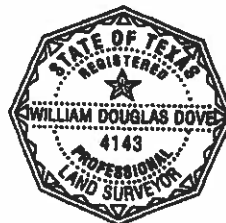


EXHIBIT A

3.0 Acres out of that certain 28.5 Acres described as Tract 3 in a Quitclaim from Norman M. Pinson to David A. Sibley dated May 11, 2001 and being out of the W. F. Darby, Abstract No. 1022, Live Oak County, Texas, being the same 3.0 Acres described in a General Warranty Deed from Norman M. Pinson to Brett Burgeson, dated November 29, 2006, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar with cap found at the point of intersection of the North right-of-way of Trail Ridge Drive with the East right-of-way of Boat Ramp Road, and being the South corner of the above-described 28.5 Acre parent tract;

THENCE N 6Deg-37Min-37Sec W with the East right-of-way of Boat Ramp Road a distance of 264.72 feet to a 5/8" rebar with cap found for point of curvature to the left;

THENCE along said curve in the East right-of-way of Boat Ramp Road with a radius of 185.00 feet, a chord bearing of N 22Deg-01Min-31Sec W, and a chord distance of 99.28 feet, for a distance of 100.51 feet to a point of tangency in said East right-of-way;


THENCE N 37Deg-39Min-04Sec W continuing with said East right-of-way a distance of 124.99 feet to a rebar with cap found for corner;

THENCE N 52Deg-18Min-59Sec E a distance of 254.20 feet to a 5/8" rebar with cap found for corner;

THENCE S 27Deg-46Min-29Sec E a distance of 526.78 feet to a 5/8" rebar with cap found in Northwest right-of-way of Trail Ridge Drive for corner;

THENCE S 64Deg-39Min-47Sec W with the Northwest right-of-way of Trail Ridge Drive a distance of 334.72 feet to the POINT OF BEGINNING and containing 3.0 Acres.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Central Zone, 1927 North American Datum.


William Douglas Dove
Registered Professional Land Surveyor
Texas Registration No. 4143



Karen Irving
KAREN IRVING, COUNTY CLERK
BY *Shari Skerrett*
SHARI SKERRETT, DEPUTY
Est. Alan Midgett

STATE OF TEXAS
COUNTY OF LIVE OAK
THIS IS TO CERTIFY THAT THE
FOREGOING IS A TRUE AND CORRECT
COPY OF THE DOCUMENT ON FILE IN
MY OFFICE WITHIN MY HAND AND
OFFICIAL SEAL THIS 27 DAY OF
FEBRUARY, 2013.

W
Filed for Record in:
Live Oak County
On: Feb 04, 2013 at 11:05A
Document Number: 204250
Amount: 44.00
Receipt Number - 9839
By:
Shari Skerrett, Deputy
Karen Irving, County Clerk
Live Oak County