

**Notice of Trustee's Sale**

FILED Nov 11 A.D. 2023  
LIVE OAK COUNTY, TEXAS  
DONNA M. VANWAY CLERK, COUNTY COURT  
BY Rebecca Menez DEPUTY  
AT 2:11 O'CLOCK pm

**Date:** November 13, 2023

**Trustee:** REUBEN L. HANCOCK

**Trustee's Address:** 7480 Golden Pond Place, Suite 200  
Amarillo, TX 79121

**Mortgagee:** TWP, INC., a Texas corporation, Profit Sharing Plan

**Note:** Note dated September 18, 2017 in the original amount of \$100,000.00, payable to Mortgagee from CHARLES CURTIS SPEED, III, a/k/a C. Curtis Speed, III

**Deed of Trust**

**Date:** September 18, 2017

**Grantor:** CHARLES CURTIS SPEED, III, a/k/a C. Curtis Speed, III

**Mortgagee:** TWP, INC., a Texas corporation, Profit Sharing Plan

**Recording information:** Instrument No. 217537 Bk.: OR, Vol. 362, Page 42 of the real property records of Live Oak County, Texas.

**Property:** The real property described in Exhibit A, attached hereto and incorporated herein.

**County:** LIVE OAK COUNTY, TEXAS

**Date of Sale (first Tuesday of month):** December 5, 2023

**Time of Sale:** The sale shall begin no earlier than 1:00 P.M. and not later than 4:00 P.M., being three hours thereafter in accordance with Tex. Prop. Code § 51.002(c).

**Place of Sale:** ON THE FRONT STEPS OF LIVE OAK COUNTY COURTHOUSE, GEORGE WEST, TEXAS WHICH IS DESIGNATED AS THE NORTH ENTRANCE OF THE LIVE OAK COUNTY COURTHOUSE FACING HOUSTON STREET OR, IF THE PRECEEDING IS NO LONGER THE DESIGNATED AREA, AS DESIGNATED BY THE COUNTY COMMISSIONERS PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A**

## EXHIBIT A

### TRACT 1:

Field notes of 0.785 acre tract being out of a 1.25 acre tract, as described in a deed recorded in Volume 575, Page 167, Deed Records Live Oak County, Texas. Said 0.785 acre tract also being out of Lot 200, Block A, George W. West Ranch Subdivision, as shown on a map recorded in Volume V, Page 39, Deed Records Live Oak County, Texas. Said 0.785 acre tract also being out of the Cameron County School Land Survey, Abstract 145, Live Oak County, Texas. Said 0.785 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the southwest right of way of Lagarto Road, for the east corner of the Benito Ybarra 1.77 acre tract, as described in a deed recorded in Volume 286, Page 174, Deed Records Live Oak County, Texas, for the north corner of said 1.25 acre tract, and for the north corner of this survey, from WHENCE the intersection of the southwest right of way of Lagarto Road and the southeast right of way of Middle Road bears North 44°41'14" West, a distance of 257.00 feet.

THENCE with the southwest right of way of Lagarto Road and the common northeast line of said 1.25 acre tract and this survey, South 44°41'14" East, a distance of 129.60 feet to a 5/8" iron rod set for the common east corner of said 1.25 acre tract and this survey, from WHENCE a 5/8" iron rod found for the north corner of Lot 4, Block 2, Regency Square Subdivision, as shown on a map recorded in Volume 3, Page 78, Map Records Live Oak County, Texas, bears, South 44°41'14" East, a distance of 445.73 feet.

THENCE with the common southeast line of said 1.25 acre tract and this survey, South 46°04'56" West, at a distance of 10.53 feet pass a point for the north corner of a 20' wide access easement, as described in a deed recorded in Volume 334, Page 557, Deed Records Live Oak County, Texas, and in all a total distance of 237.93 feet to a 5/8" iron rod found in the northwest line of said access easement, for the east corner of the Robert Lowrie 0.50 acre tract, as described in a deed recorded in Volume 335, Page 719, Deed Records Live Oak County, Texas, and for an outside corner of this survey.

THENCE with the common line of said 0.50 acre tract and this survey, North 89°04'32" West, a distance of 42.52 feet to a 5/8" iron rod found for an inside corner of said 0.50 acre tract, and for an outside corner of this survey.

THENCE with the common line of said 0.50 acre tract and this survey, North 44°01'30" West, a distance of 99.61 feet to a 5/8" iron rod found in the southeast line of said 1.77 acre tract, for the north corner of said 0.50 acre tract, and for the west corner of this survey.

THENCE with common line of said 1.77 acre tract and this survey, North 46°04'56" East, a distance of 266.53 feet to the POINT OF BEGINNING of this tract, and containing 0.785 acres of land, more or less.

### TRACT 2: Easement

Together with an easement with the full right at all times of ingress and egress over and across the following described land, to-wit:

Field notes of a 0.12 acre access easement, being on, over and across a called 5.09 acre tract (Second Tract) conveyed to Anne Range Hinton by Deed recorded in Volume 224, Page 62 of the Deed Records of Live Oak County, Texas, and being also part of Lot 200 of Block "A" of the George W. West Ranch Subdivision, as shown on map recorded in Volume "V", Page 39 of said Deed Records;

Said 0.12 acre access easement, which is comprised of a portion of the Cameron County School Land Survey, Abstract 145, is situated in Live Oak County, on the southwest side of Lagarto Road and approximately 384 ft. southeast of Middle Road, and is described by metes and bounds as follows:

BEGINNING at a point in the southeast line of a called 1.25 acre tract conveyed to Marylee Lowrie, et vir, by Warranty Deed recorded in Volume 575, Page 167 of said Deed Records, at the north corner of said 5.09 acre tract and an exterior corner of said Lagarto Road, for the north corner of this easement, whence the east corner of said called 1.25 acre tract, N 45° 44' 05" E, a distance of 10.53 ft.;

THENCE S 45° 58' 57" E along the northeast line of this easement, the northeast line of said 5.09 acre tract, and the southwestern right-of-way line of said Lagarto Road, a distance of 20.01 ft. to a point, for the east corner of this easement;

THENCE S 45° 44' 05" W entering said called 5.09 acre tract and along the southeast line of this easement, a distance of 260.33 ft. to a point, for the south corner of this easement;

THENCE N 44° 15' 55" W over and across said called 5.09 acre tract and along the southwest line of this easement, a distance of 20.00 ft. to a point in the northwest line of said called 5.09 acre tract, the southeast line of said called 1.25 acre tract and the southeast line of a 0.50 acre tract, just surveyed, for the west corner of this easement;

THENCE N 45° 44' 05" E along the northwest line of this easement, the northwest line of said called 5.09 acre tract, the southeast line of said called 1.25 acre tract, and the southeast line of said 0.50 acre tract, at 30.00 ft. pass the east corner of said 0.50 acre tract, in all a distance of 259.73 ft. to the BEGINNING POINT, containing 0.12 acre (5,201 sq. ft.), more or less, inside this easement.