

NOTICE OF TRUSTEE'S SALE

DATE: June 18, 2025

Deed of Trust:

Date: May 2, 2019

Grantor: Jeffrey M. Pickens and wife, Brandi M. Pickens

Grantee: Alice J. Bullard and Christopher G. Bullard

Beneficiary: Alice J. Bullard and Christopher G. Bullard

Trustee: Kim Cox

Recording Information: Document No. 247886 of the Official Records
of Live Oak County, Texas

Property: 0.76 acres described as Lot Five (5), Block F, GWRSD, Tract Eight
(8), Live Oak County, Texas a/k/a 3190 Hwy 281 N., George West,
Live Oak County, Texas 78022.

Encumbrances: None.

Note:

Date: May 2, 2019

Original Principal Amount: \$57,000

Maker: Jeffrey M. Pickens and wife, Brandi M. Pickens

Holder: Alice J. Bullard and Christopher G. Bullard

Date of Sale: August 5, 2025

Time of Sale: 12:00 noon – 4:00 pm local time.

FILED July 1 A.D. 20 25
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Muñoz DEPUTY
AT 3:03 O'CLOCK pm

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 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 18 day of June 2025 by Kim Cox.

Pamela M. Williams
Notary Public, State of Texas

