

NOTICE OF TRUSTEE'S SALE

Date: October 17, 2017

Trustee: Lowell Olsen Dunn

Lien Holder: Pelican Isle Owners Association

Lien Holder's Address:

1015 SE CR 3300
Kerens, Texas 75144
Navarro County

Lien Obligor: PI Development, Ltd.

Lien Obligor's Address:

P. O. Box 1809
Corsicana, Texas 75151
Navarro County

Notice of Assessment Lien

Date: April 5, 2011

Association: Pelican Isle Owners Association

Owner: PI Development, Ltd.

Recording Information: Instrument No. 2011-2453, Official Public Records, Navarro County, Texas.

Property:

All that certain lot, tract or parcel of land, being Lot 1, Block 2, situated in Section 1 of Pelican Isle Subdivision in Navarro County, Texas, according to the plat thereof filed in Volume 6, Page 281, Plat Records of Navarro County, Texas, and in Volume 7, Page 148, Plat Records of Navarro County, Texas.

County: Navarro

Date of Sale of Property (first Tuesday of month): November 7, 2017

Time of Sale: 10:00 a.m.

Place of Sale: The front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsicana, Navarro County, Texas.

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 MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

2017-116
FILED FOR RECORD
AT 3:04 O'CLOCK P M.
OCT 17 2017
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Lien Holder has appointed Lowell Olsen Dunn as Trustee to exercise the power of sale granted pursuant to the Declaration of Covenants, Conditions and Restrictions of Pelican Isle Section I, recorded in Volume 1206, Page 453, Deed Records of Navarro County, Texas. Lien Holder has instructed Trustee to offer the Property for sale toward the satisfaction of the Notice of Assessment Lien.

Trustee reserves the right to sell the Property as a whole, or in two or more separate and distinct lots, tracts, or parcels. Prospective bidders are notified that the Property may be subject to one or more liens superior to the lien described in this Notice of Sale. Prospective bidders will be purchasing the Property "AS IS" and subject to any lien obligations that are not extinguished by the foreclosure of Lien Holder's lien.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Lowell Olsen Dunn, Trustee