Date: March 17, 2021
NOTICE OF SUBSTITUTE TRUSTEE'S SALE
MAR 172021
Substitute Trustee: Lowell Olsen Dunn
Lender/Holder: First State Bank, Athens


Note: Promissory Note, dated February 13, 2017, in the original principal sum of $\$ 625,000.00$, executed by Robinson Aerospace, Inc. and payable to the order of First State Bank, Athens.

## Deed of Trust

Date: February 13, 2017
Grantor: Robinson Aerospace, Inc.
Lender: First State Bank, Athens
Recording Information: Instrument No. 1148 (2017), Official Records of Navarro County, Texas.
Property: All that certain lot, tract or parcel of land situated in the John Beauchamp Survey, A.-50, the W.R. Bowen Survey, A.-58, and the John Taylor Survey, A.-11, in Navarro County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; save and except 10.00 acres situated in the John Taylor Survey, A.-11, in Navarro County, Texas, and being more particularly described by metes and bounds in Exhibit " B " attached hereto and made a part hereof for all purposes.

County: Navarro
Date of Sale of Property (first Tuesday of month): April 6, 2021
Time of Sale: Between the hours of 10:00 a.m. and 4:00 p.m.
Place of Sale: The Southeast porch of the Historic County Courthouse, 101 West Main Street, Waxahachie, Ellis 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.

Lender/Holder has appointed Lowell Olsen Dunn as Substitute Trustee under the Deed of Trust. Lender/Holder has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash "AS IS." 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 OIsen Dunn, Substitute Trustee

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## Exhibit "A"

## TRACT ONE:

All thet certain fot, tract, or parcel of land, being 450.00 acres situated in the John. Beauchamp Suryey, Abstract No. 50, and in the W. R. Bowen Survey, Abstract No. 5B, and in the John Taylor Survey, Abstract No. 11, in Navario County, Texas, and being part of a calied 291.09 acres tract conveyed in deed fom The Estate of Gail G. Benneson, and Mithelle Eonneson, individually to Emest N, Rylie, also known as Emest Rylie, dated April 1993, and recorded in Volume 1266 Page 447, and part of a called Tract One- 338.861 acres, all of a called Traet Two- 13.6820 acres, and all of called Tract Three- 2.0274 acres, all tracts wers conveyed in deed from Melvin Rlecke and wife, Ketheen J. Riecke to Emest N. Rylie and wife, Judy B. RyHe, dated July 15, 1996, and reconded in Volume 1345 Pise 238, and both instuments are recorded in the Official Public Records of Navaira County, Texas. Said 450.00 acres are more fully described as follows;

Beginning at a $27 / 6^{\prime \prime}$ iron post fornd in a north comer of this tract and the called 291.09 acres tract, and in the southwest right-of-way of Farm Road 2452;

Thence south 21 degrees 30 minstes 00 semonds east along said road righ-of-way a distance of 412.66 feet to a $1 / 2^{2}$ rod set for comer and belng the noiti comer of a 175.47 acres tract surveyed on this day;

Thence south 59 degrees 14 minutes 14 seconds west a distance of 3 ,940.so feet to a $1 / 2^{\text {i }}$ rod set for a comer of this tract and the west comer of the 176,47 acres tract,

Thence south 29 degrees 41 minutes 27 seconds east a distance of 1.367 .42 feet to a $1 / 2^{2}$ rod set for comer and being a corner of the 176.47 acres tract;

Thence south 59 degrees 48 minutes 33 seconds west and passing a $1 / 2^{\prime \prime}$ rod se: for witness at 980.88 feet and contiruing for a total distance of $1,012.88$ feet to a point in Rush Creek, and being a comer of the called 291.09 acres iract and in a boundary of the called 339.851 ecres tract:

Thence along the general meanders of Rush Creek as follows; south 28 degress 58 minutes 42 seconds east 149.56 feet; south 64 degrees 29 minutes 08 seconds west 430.08 fect; south 18 degrees 32 minutes 11 seconds east 295.70 feet; south 55 degrees 46 minuters 54 seconds east 171.19 feet, north 68 degrees 27 minutes 10 seconds east 191.77 teat south 14 degrees 17 minites 43 seconds esst 554.32 feet; south 69 degrees 22 minutes 38 seconds east 264.85 feat; south 81 degrees 20 minutes 64 seconds east 256.66 feet, south 74 degrees 49 minutes 07 saconds east 141.55 feet, north 84 degrees 49 minutes 29 seconds east 293.26 feat; south 13 degrees 06 minutes 40 seconds east 336.63 feet; south 27 degrees 50 minutes 19 seconds east 271.45 feet; south 05 degrees 00 minutes 23 sectonds west 264.03 feet; south 39 degrees 07 minutes 32 seconds east 640.40 feat; south 73 degrees 52 minutes 36 seconds east 516 . 04 feet, south 55 degrees 49 minutes 01 seconds east 367.96 foet, south 56 Begrees 53 minutes 07 seconds east 273.74 feet south 26 degnees 30 minutes 49 seconds east 702.48 feet; north 85 degrees 04 minutes 18 seconds west 306.98 feet; south 42 degrees

## Exhiblit "A"

32 minutes 10 seconds west 174.22 feet soin 09 degreas 54 minctes 40 seconds east 206.00 feet; south 40 degrees 09 minutes 25 seconds east 247.67 feet, south 43 degrees 22 minutes 25 seconds west 110.61 feat; south 12 degrees 44 minutes 23 seconds easi 239.75 feet; south 50 degrees 13 minutes 51 seconds easi 353.84 feet; south 67 degrees 36 minules 52 seconds wast 361.51 feet, south 40 degrees 59 minutes 38 seconds west 178.13 feet; south 13 degrees 48 minutes 14 seconds east 136.94 feet; south 45 degrees 21 minutes 29 seconds east 239.62 feet; south 42 degrees 24 minutes 45 seconds east 215 . 65 feet; noith 72 degrees 27 minutes 32 secands east 367.09 feet; south 16 degrees 45 minutes 58 seconds west 380.47 feet; south 34 degrees 28 minutes 46 seconds east 232.86 feet; south 81 degrees 41 minutes 31 seconds east 275.80 feet, south 68 degrees 48 minutes 04 seconds east 118.69 feet; south 47 degrees 46 minutes 20 seconds east 367.57 feet; south 38 tegrees 58 minutes 22 seconds east 183.10 teet; and north 85 degrees 31 minutes 95 seconds east 451.62 feet to a point in Richland Creek;

Thence up Richand Creek whth its basic meanders as follows; south 05 dagrees 29 minutes 12 seconds east 375.22 feet, north 75 degrees 00 minutes 05 seconds west 358.07 feet, south 39 degrees 01 minitites 42 seconds west 171.90 feet; south 23 degrees 08 minutes 22 seconds east 327.81 feef; south 87 degrees 29 minutes 41 seconds west 217.63 feet; south 67 degrees 08 minutes 32 seconds west 338.17 feet; south 19 degrees 15 minutes 21 seconds west 117.61 tegt; south 79 degrees 33 minutes 20 seconds west 438.34 feet; and south 45 degrees 33 minutes 53 seconds. west 289,67 feet to a point for comer,

Thence north 11 degrees 11 minutes 13 seconds west and passing a $1 /^{4}$ rod set for Withess at 60.00 faet, and continuing generally along a fence and passing a $1 / 2^{\prime \prime}$ rod set tor wiftress at $1,122.47$ feet, and continuing for a total distance of 1,203 .17.feet to a point in a branch for corner:

Thence up said branch with its basic meanders as follows; south 76 degrees 00 minutes 26 seconds west 148.67 feat; noith 35 degreas 38 minutes 42 seconds wert 225.33 feet; rorih 05 degrees 04 minutes 40 seconds west 189.64 feet; north 76 degrees 56 minutes 31 seconds west 170.52 feef; north 48 degrees 45 minutes 57 seconds west 244.62 feet; north 19 degrees 55 minutes 33 seconds east 211.45 feet; and norith 03 degrees 09 minutes 16 secords east 346.63 feet to a point;

Thence north 06 degrees 54 minutes 53 seconds east leaving sald branch and continuing for a total distance of 53.36 feet to a $38^{\prime \prime}$ rod set on a levee, and in a fence,

Thence generally along a fence and ori sald levee as follows; noth 34 degrees 40 minutes 43 seconds west 195.41 teet to a $3 / 8^{i n}$ rod set north 47 degrees 11 minutes 52 seconds west $1,139.26$ teet to a 38 " rod set; norith 48 degrees 14 minutes 03 seconds west 479.01 feet to a $38^{\circ}$ rod set; north 41 degrees 13 minutes 45 seconds west 73.36 feet to a $316^{\prime \prime}$ red set, north 50 degrees 49 minutes 16 seconds west 111.62 feet to a $3 / 8^{\prime \prime}$ rod set; north 43 degrees 02 minutes 38 seconds west 763.44 leet to a $318^{n}$ rod set; north 33 degrees 59

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minutes 58 seconds west 337.55 feet to a $3 / 8^{n}$ rod set, north 39 degrees 06 minutes 39 seconds west 214.48 feet to a $3 / 8$ i" red set; nerth 52 degrees 45 minutes 57 seconds west 155.07 feet to a $388^{\prime \prime}$ rod set north 35 degrees 35 minutes 52 seconds west 137.60 feet to a $3 / 8^{\prime \prime}$ rod set, north 29 degrees 31 minutes 28 seconds west $1,378.31$ feet to a $3 / 8^{n}$ rod set; north 30 degrees 07 minutes 21 seconds west 847.13 feet to a $318^{\prime \prime}$ rod set; north 21 degrees 38 minutes 16 seconds west 170.93 feet to a $3 / 8^{4}$ rod set north 40 degrees 50 minutes 14 second west 263.69 feet to a $3 / 8{ }^{\prime \prime}$ rod set; and north 42 degrees 34 minutes 52 seconds west 748.57 feet to a $38^{\prime \prime}$ rod set for corner, and being a corner of the called 339.951 acres tract and in the southeast line of the fomer railroad property, being a called 13.6820 acres tract:

Thence south 35 degrees 51 minutes 52 seconds west a distance of $1,233.92$ feet fo a $3 \mathrm{~B}^{\prime}$ rod found for comer,

Thence north 29 degrees 43 minutes 03 seconds west a distance of 109.82 feet to a $3 / 8^{\prime \prime}$ rod set for corner.

Thence north 35 degrees 51 minutes 52 seconds east a distance of $6,830.30$ feet to a $3 / 8^{\prime \prime}$ rod found for comer:

Thente south 54 degrees 08 minutes 08 seconds east a distance of 100.00 feet to a asis rod found for comer;

Thence south 35 degres 51 minutes 52 seconds west generally along a distance of $1,356.48$ feet to a $5 / 6^{\circ}$ rod found for corner;

Thence north 55 degrees 13 minutes 47 seconds east generally along a fence a distance of 567.36 feet to an tron post found for comer:

Thence solith 20 degrees 48 minutes 50 seconds east generally along a ferce a distance of 889.04 feet to a $1 / 2^{\circ}$ rod set for comer:

Thence north 59 degrees 14 minutes 14 seconds east generally along a fence a distance of 2,500, 67 feet to the place of beginning and containing 450.00 acres of tand.

## EXHIBIT "A"

TRACT TMO:
ail that certein lot, tract, of parcel of land, being 355.00 acres situated in the John Taylor Survey, abstract No. 11, In Navario County, Texas, ane belng part of the called 632.159 actes tract conveyed in deee grom The First Nabional Bani of Corsicana, Texas, as Trustea of the Charies j. Davis, Jr,, and Battye zobinson Davisi Trust, The Lynn Davis Heiz Trust, the John M. Devis Trust, and the Nancy Davis bach Trust, acting by and througe its duly suthorized offlcer to J. C. Hoore, dated May S. 1s79, and recorded in Yciume 914 page go1, in the deed recorde of Navarta County, Texal. said 355.000 acres are more fully gescribed as follows:

Reginning at a T-post set for the south corner of this tract and the called 632-159 acres tract, and in the interzection of the west ilne of Farm road 709, and the north line of Farm Road 2452:

Thence north 75 degrees 36 mintess 15 ancones segt along the Fightocivyay of Farmeraid 2452 a distance of 105.40 seet to a T-post set at the heginning of a curve to the right;

Thenes alons the right-of-way and curve which has radice of $2,957.43$ foct, 3 ceatral angle of of degrees 33 minutes 36 seconds. a tengent of 143.36 feet, a thore of north 72 degrees 49 ainutes 27 seconds veat 280.39 feet, and a leagith or 285.50 feet to i T-post set at the end of the curve;

Thenee along the sight-ot-way nocth 70 Eegress 02 ninutes 30 seconts west a diatance of $1,257.7 E$ feet to a T-post set at the beginning of a curve to the =ight;

Thenef along the fight-of-kay and curve which has a sedins of 1,37t.05 feet, a ceatral angle of 15 degrees 11 mincters 58 secorde, a tangent of 195.93 feet, a chord of north 61
degrers 56 . winutas. 40 . seconds vest 380.04 fret, and a length of $389+34$ [eet to a r-pest get at the end of the curve:

Thence along the right-ot-way north 53 deyrees 50 minutes ais seconds west a distance of 2,175.72 feet to a T-post sat at the beginnitig of curve to the right;

Thence along the right-of-way and carve which has a zadius of 2.E16.73 fert, a central angle of oy degrees 59 minutes 5 a seconds, a tangent of 246.42 feet, a chord of north 48 degrees 50 minutei 42 saconds vest 490.98 feet, and a length of 451.58 feet to a 7 -pogt set rat tho a vest poriner of this tract and a corner of the residue of called 632.159 acres trect;

Thence north 36 degreas 50 ritnutes 29 seconds angt a distance of $2,233.4$ teat to a T-post a日t tor a north corner of ehis tract, and a corner of the residue of the called 632.159 actas tract;

Thence seuth $4 B$ degroes 24 minutes 37 secondy eatata distance of 794.47 teet to a T-post sat for a coriner of this traet and a corner of the resiatu of the called 632.159 acros亡=act:

## EXHIBIT "A"



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Thence south 4$\}$ tegregs 10 minutes 33 secones qat gereralis
 for cornez, and being a corner of a eilled 49,300 acres tract:

Thence south 44 Eegrees 59 minutes 43 seconds fest generaliy along a teace a distange of $1,610.52$ feet to a $\frac{1}{2}$ : red set for corner, and being the west corner of the 49.300 acres tract:

Thence south 45 degrees 00 minutes 00 sepond eas: generalis along a fence a distance oE $3,045,06$ feat to a for rod set For cozner, and in the north right-or-way of Eara aoad 709;
Mhence sosth 62 degrees 40 minutee 4 sieconds sest a aistanca of I87. 70 feet to a T-post set at the beginning of a-curve-ta the left;-

Thence along the right-of-uay and durya which has a madixs of $1,735.34$ feet, m Gentral angle of 48 degrees 25 minutes 59 seconda; a tangent of 780.50 teet, a chord of gouth 38 degrees 35 milnutes 45 vest $1,423.63$ Eeet, and a leagth of i. 4 EB .91 feet to a T-post set at the end of the curve;

Thence soyth 14 egegreas 23 minutes 45 seronas west a distance of 939.01 reet to the place of heginnitis and containing 355.000 acres of lefra.

## EXBIBIT＂B＂

## SAVE AND EXCEPT FROM TRAGT TWO：

20.000 sceses

MAVAREO COCHTY．TEXES

JOEN TATEOR EURVEY SESTHACS NO． 11

A11 that certain lot，tract，or parcel of 1 and，belng 10,000 agess situeted in the John Tayios survey．hestract fo．In， in Naverco County，Texas，ane beiag part of a 365.000 acres traet convered in deed irgsi Jonnoye cynthia skanton， Independentiy and as Executrix of the Estate of J．C．Moore， Deceesed，to d \＆J zobinson yontures．ILc，datect fovimeer 29．200tr and recorded in Document．Number 134ie，in the Ofticial Fublic tecerds of Nzvarro County，texas．Saia 10．000 acres are moce tuliy described as Follows

Becinning at a 3 －post prefiocsiy set for the east cornez of the $\overline{3} 6=000$ aeres seast anc in the intersaction of the wost right－jifury of fera zoad 709 end the northrest


Thence narth 75 gegrees 35 minttes 15 secones meat atong the Fightor－4ay of Farn noed 2452 a distarice ot 105.40 Feet to a T－gost grevionshy sit at the begiming of a curve to the Fight：
 of 2，952．43 feetr a eentral angle of 05 degraes 33 minntes 36 seconis，z tangent of 143.36 ₹fet，a chard o三゙north 72 degrees 49 minutes 27 seconds Fest 276.39 fe引t anč an are length of $23 \overline{6} .50$ feet to a T－tost previogsiy aet at the ent of the curve：

Thente nortia 70 degzees 02 minutes 39 semonis yett aloag the こignt－ox－sat a disizance of 172.79 fact zo a T－post set for corner；
 distince of 200 ． 55 Ezet te a r－post set Ear corusr



Thence north 38 degress 41 minutes 32 secones eatst 2 distance of 814．e3 feet to e T－post set for cernar；
Thence south 35 dagress 09 minutes 18 seconds esst a cisterece of 393.76 fent to a T－post set foi conner；

Thence south 28 degrees 41 minutes 35 secionds west $a$ digtames of 144．24 feet to a T－post sot for cconer；

Thence soxth 19 absicees 59 minutas 12 seconfis east 3 दistance of 45B．17feet to T－post set taz cornef in a boundery of the 365.00 ecres tract and in the west fight－of－map of Fatio Joac 709；

Thence seuth 14 degrees 23 minutes as segonis west along the tight－of－ray a distence of 228． 10 foet ty the plece of beginititg and conteining 10.000 egres of lane．


[^0]:    Notice of Substitute Trustee's Sale
    First State Bank, Athens/Robinson Aerospace, Inc.
    12134.2021

