NOTICE OF SUBSTITUTE TRUSTEES SALE
Date: March 17, 2021


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 $\$ 625$,
Robinson Aerospace, Inc. and payable to the order of First State Bank, Athens.

## Deed of Trust

Date: February 13, 2017
Granter: 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 front steps of the Navarro County Courthouse, 300 West Third Avenue, Corsican, 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.

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.


## Notice of Substitute Trustee's Sale

## Exhibie "A"

TRAGT DNE:
All thet certain bot, tract, or parcel of land, being 450.00 acres situated in the John . Beauchamp Suryey, Abstract Na. 50, and in the W. R. Bowen Survey, Abstract No. 58, and in the John Taylor Survoy, Abstract No, 11, in Navarro County, Texas, and teing part of e called 291.09 acres tract conveyed in deod from The Estate of Gail G. Bonneson, and Mithelle Bonnoson, 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- 339.861 acres, all of a called Trat Two- 13.6620 acres, and all of called Tract Three- 2.0274 acres, all tracts were conveyed in deed from Melvin Rlecke and wife, Kathleen 1 . Riecke to Emest N. Rylle and wife, Judy B. Ryle, dated July 15, 1996, and reconded in Volume 1345 Pzge 238, and both instruments are reconded in the Official Public Records of Navarro County, Texas. Said 450.00 acres are more fully described as follows;

Beginning at a $27 / 8^{-1}$ iron post found in a north corner of this tract and the called 291.09 acres tract, and in the southwest night-of-way of Farm Road 2452:

Thence south 21 degrees 30 minutes 00 seconds east along said road righ-of-way a oflatance of 412.66 feet to a $1 / 2^{n}$ rod set for comer and belng the north comer of a 175.47 acres fract surveyed on this day:

Thence south 59 degrees 14 minutes 14 seconds west a distance of $3,940,96$ feet to a $112^{3}$ rod set for a comer of this tratt and the west comer of the 176.47 acres tract;

Thence soith 29 degrees 41 mirutes 27 seconds east a distance of $1,367.42$ feet to a $1 / 2^{1}$ rod set for comer and being a comer of the 176.47 acres tratt;

Thentes \$outh 59 degrees 48 minutes 33 seconds west and passing a $1 / 2^{*}$ rod sot for witness at 990,88 feet and continuing for a total distance of $1,012.88$ feet to a poinh in Rush Creek, and belng a comer of the called 291.09 acres tract and in a boundary of the collod 339.851 acres tract;

Thence along the general meanders of Rush Creek as follows; south 28 degrees 58 minutes 42 seconds east 149.56 feeti fouth 64 degrees 29 minutes 08 seconds west 430.08 feet; south 19 degrees 32 minutes 11 seconds east 295.70 feet; south 55 degrees 46 minutes 54 seconds east 171,19 feet, horth 66 degrees 27 minutes 10 seconds east 191.77 teat, south 14 degrees 17 minutes 43 seconds esst 554.32 feet; soith 69 degrees 22 minutes 38 seconds east 264.85 feet, south 81 degrees 20 minutes 64 seconds east 256,66 feet; south 74 degrbe9 49 minutes 07 seconds east 141.55 feet, north 84 degrees 49 minutes 29 seconds east 296.26 fest; soith 13 degrees 06 minutes 40 seconds east 336.63 feet, south 27 degrees 50 minutes 19 seconds east 274.45 feet; sointh 05 degress 00 minutes 23 seconds west 264.03 feet; south 39 degrees 07 minutes 32 seconds east 64040 feet; south 73 degrees 52 minutes 36 seconds east 516.04 feet; south 55 degrees 49 minutes 01 seconds east 367.96 foet, south 56 degrees 53 minutes 07 seconds esst 273.74 feet; south 26 dagrees 30 minutes 49 seconds east 702.48 feet; north 85 degrees 04 minutes 18 seconds west 306.98 feet, sauth 42 degreas

## Exhibit "A"

32 minutes 10 seconds west 134.22 feet sorn 09 degreas 54 minutes 40 seconds east 206.60 fect; soith 40 degrees 09 minutes 25 seconds east 247.67 feet, south 43 degrees 22 minutes 25 seconds west 110.61 feet; south 12 degrees 44 minutes 23 seconds easi 239.75 faet; south 50 degrees 13 minutes 51 seconds easi 353.84 feet; south 67 degrees 36 minules 52 seconds wast 361.51 feet, soith 40 degrees 59 minites 38 seconds west 178.13 feet; south 13 degrees 49 minuter 14 seconds east 136.94 teet; south 45 degrees 21 minutes 29 seconds east 239.62 feet; south 42 degrees 24 minutes 45 seconds east 215.65 feet, north 72 degrees 27 minutes 32 secands eest 367.09 fest, south 16 degrees 45 minutes 58 seconds west 380,47 teat; south 34 degrees 28 minutes 46 seconds east 232.86 feet; soith 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 3 degrees 58 minutes 22 seconds east 183.10 feet; and north 86 degrees 31 minutes 15 secards east 451.62 feet to a point in Richland Creak;

Thence up Richand Creek with its basic meanders as follows; scuth 05 degrees 29 minutes 12 seconds east 375.22 feet, north 75 degrees 00 minutes 05 seconds west 35 jg 07 feet, south 39 degrees of minutes 42 seconds west 171.90 feet; south 23 degrees 08 minutes 22 seoonds east 327.61 feef; sauth 87 degrees 29 minutes 41 seconds west 217.63 feet; south 67 degreas 08 minutes 32 seconds west 338.17 teet, south 19 degrees 15 minutes 21 seconds west 117.61 feet; south 79 degrees 33 minutes 20 seconds west 438.34 feot; and south 45 degrees 33 minntes 53 seconds.west 289.67 feet to a point for comer;

Thence north 11 degrees 11 minutes 13 seconds west and passing a $1 \not{ }^{4}$ rod set for Withess at 60.00 feet, and continuing generally along a fence and passing a $1 / 2^{n}$ rod sel for witress 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 118.67 fegt; noith 35 degrees 38 minutes 42 seconds west 225.33 feet; north 05 degrees 04 minutes 40 secorids west 189.64 feet; noith 76 degrees 55 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 north 03 degrees 09 minutes t6 seconds east 346.63 feet to a point;

Thence north 06 degrees 54 minutes 53 seconds east leaving said branch and continuing for a total distance of 53,36 feet to a $388^{\prime \prime}$ rod set on a levee, and in a fence:

Thence generally along a fence and on sald levee as follows; north 34 degrees 40 minutes 43 seconds west 195.41 teet to a $3 / 8^{7}$ rad set north 47 degrees 11 minutes 52 seconds west $1,139,26$ feet to a $3 / 8$ " rod sel; north 48 degrees 14 minutes 03 seconds west 479.01 feet to a $388^{4}$ rod set; north 41 degrees 13 minutes 45 seconds wert 73.36 feel to a $38^{n}$ rod set, north 50 degrees 49 minutes 16 seconds west 111.62 feet to a $3 / 6^{\prime \prime}$ rod set; rooth 43 degrees 02 minutes 38 seconds west 763.44 feel to a $318^{\circ}$ rod set; north 33 degrees 59

## Exhibit "A"

minutes 58 seconds west 337.55 feet to a $3 / 8^{n}$ rod set; north 39 degrees 06 minutes 39 seconds west 214.48 tee; to a $3 / 8^{\prime \prime}$ rod set; nerth 52 degrees 45 minutes 57 seconds west 155.07 feet to a $38^{19}$ rod set, north 35 degrees 35 minutes 52 seconds west 137.60 feet to a $3 / 8^{11}$ rod set, noth 29 degrees 31 minutes 28 seconds west $1,378.31$ feef to a $3 / 8^{1}$ 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 $3 / 8^{\text {i }}$ rod set; north 40 degrees 50 minites 14 second west 263.69 feet to a $3 / 8^{10}$ rod set; and north 42 degrees 34 minutes 52 seconds west 748.67 feet to a $38^{n}$ rod set for comer, and being a comer of the calfed 339.851 teres tract and in the southeast line of the former railroad property, being a called 13.6820 acres tract;

Thense south 35 degrees 51 minutes 52 seconds west a distance of $1,233.92$ feet to a $3 / B^{\prime \prime}$ rod found for comer,

Thence noth 28 degrees 43 minutes 03 seconds west a distance of 109.82 feet to a $3 / 8^{\prime \prime}$ rod set for corner

Thence nort 35 degrees 51 minutes 52 seconds east a distance of $6,830,30$ feet to a $38^{1}$ rod tound for comer:

Thene south 54 degrees 00 minutes 08 sexonds east a distance of t 10.00 feet to a 3/8" rod found for comer;

Thence south 35 degres 51 minutes 52 seconds west generally along a distance of $1,356,48$ feet to a $5 / 8^{*}$ rod found for corner,

Thence north 58 cegrees 13 minutes 47 seconds east generally along a fence a distance of 567.36 teet to an tron post found forcomer:

Thence south 20 degrees 48 minutes 50 seconds east generally along a ferce a distance 0 88e, o4 feet to a $1 / 2^{\circ}$ rod sel for comer;

Thence north 59 degrees 14 minutes 14 seoonds east gererally along a fence a distance of $2,500,67$ feet to the place of beginnitg and containing 450.00 acres of tand.

## EXHIBIT＂$A$＂

## TRACT THO：

A 11 that cortein iot，tract；or percel of han，zelng 365.00 acres fituated in the John Taylor Surrey abstract No．11， in Naverio county，texas，anc belng part of the called 632.159 acreg tract convered in deec rom fhe First Mathonal gind of Coralcana，Teras，an rrugtee of the Charien f：Darls，Jx，and Bettye Bobinson Dayles Trust，Tre Lynn Davis सeiz Trust，the John M．Davis Trust，and the Nancy Dayis panf prost，acting by and througu its duly suthortzed
 Yelume 914 zage 801 ，In the deed recorde of Navarso Caunty． Texab．Said 355．000 acres aremore fully gescribed as E0110ws．

Eeginning at a T－post aet for the south corner or this tact and the caimad 632．159．acreg tract，and in the interanction of the west line of farm roac 709 ，and the north line of Farm Roed 2452：

Thence north 75 ，degrees 36 alntuts 15 soconcs tagt along the rigte－oEvay of Fermene 2452 a ingance of 105.40 seet to a f－pust set at the meginning of a cuze to the right；

Thence alons the right－of－uay and curve which has radiua of 2,95743 feat， 3 central angle of es aegrees 33 winutes 36 seconds，a targent of 143.36 reet，a shord of north 72 degrees 49 minutes 27 seconds yeat 286.39 feet，and a lengeh of 2E5．50 feet to p－post set at the end of the eurve；

Thence aiong the sight－ot－quy ancth 70 aegrees 02 minutes 39 secon＇s west a alstance of 1，257．7E feet to a $T$－post set at the beginning of a curve to the sight；

Thence along the flght－oE－may and curve which has a redits of 1，377．05 feet a central angle of 15 degzees 11 minubes 58 seconds，a tangent of 195.93 feet，chora of north 61 degrefs 56 ，minutas 40 ．secpnes weat 38 a 04 feet，and iength of 389.34 ［egt to a T－pegt set gi the end bf tha curve：

Thence ulong the right－of－uay north 53 deynges 50 minutes al seconds west a distance of 2，175．72 feet to a p－post sot at the beglinting of extue to the right；

Thence along the right－of－way and curve which has a zadius of $2, E 15,73$ feet，a central mingie of ds degrees 59 mitutes 58 secondst a tangent of 246.42 eeet，a chord of noreh 4 a degrees 50 rinutes 42 saconds yest 490.98 feet，and a lengtb of 491.50 feet to a t－post set lec tho on vest cortier of this tract zind a corner of the residue se called 632.259 aeres tract；

Thance north 36 degreas 50 minntes 29 seconds ofst a diatarice of 2，233．4：Enct to a T－post ant tor north corner af ehis tract，and a corner of the rasidue of the called a 32.159 gezes tract；

Thence gouth 48 degiroes 24 minutes 37 seconds eatat a distence of 794.47 feet to a T－post sat for a corner of the frant and a corner of the residur of the called 632.159 acras亡゙ロaを：

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Thence north 45 degrees 30 minutes 55 secanda eatt a distance of 2,372.77 feet to a T-post set for a corner of this tract anc a cormer of the calmed E32, 259 acres tract;

Thence north 46 degrees 28 minutes 36 second west a arstance of 141.56 eeet to a r-post set:

Pherce notith 44 degreas 19 manutas 34 seconds rest a elotance of 6ef. 19 feat to a T-post seq:

Thence zorth 44 degrees 26 minutes 01 secords vest a ifstance or 1,146.78 teet to a T-post set:

Thencer noteh 41 degreeg 29 minutes 31 secands west a distance of 635.73 feet to a $\frac{1}{2}$ rod set for a vest eorner of this tract and It corner of the residue of the cellee 632.159
 Ine of tha cailed 634.159 acras tract, and in the somtheast Iine of a calied 64.9 acres tract, Yolune 158 Page b7, and said roa is ln the nofthwest ilne of the Tayior survey, and in the sootheast line of the John Eeauchamp surveyr abstract. No. 50:

Thence north 44 degrees 51 mitnutes 00 seconds esst along the survey Ine and the rorthyest inne of the called 632-350 astes tract a distance ef 50.10 fegt to a $\frac{1}{2}$ " cod set for cornef, and being the north corner of the colled gian-159 aeres tract and a north corner of this traft? and said rod fs vithlr the right-of-vay of si Connty Road 1120;

Thence soxth al deffees 29 mantey $3:$ semonds mast and leaytag aeic county road and contlautng generelly along a fence and the southrest line of a callea 21.21 acres, voluan 1525 Page 615, a digtance of 638.63 rect to a $\frac{1}{2}=$ foa set it an angle in the tencer.

Thence south 44 degraes 26 minates 01 secoads east generally along a rence a diftince of i. 145.55 feet to $a$ $\frac{1}{2}$ rod aet at an ansie in the fence ane the sath corner of the called 23.12 feat sing the west corner of a calleago.185 meres trant, Yoinee 843 Page 154:

Thences south 44 degrees 19 minutes 34 seconds east generaliy elong the Eence a distance of but-il feet to a zurod set at an angle,

Thence south 46 degreas 25 minutes 36 saconds east generaliy along the fence a distance of 142.48 feet to a $\frac{1}{2}$ n rod set;

Thence seuth 47 tegree. 30 uinutes 36 seconde eact generally along the Eenea a distance of 448.5 E feet to a $\frac{1}{20}$ rod gat at an angle;

Thenes soyth 45 degrees 46 minutes 05 pecondg east genezally along the fence a Jfrtance of 359.96 feet to a fura set at on angha in tha fanca and being the south corner of the called $80 ; 185$ ecres tzect and a yest corner of a called 113.15 actes insact, valume 428 page 185:

## EXHIBIT "A"

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Thence south 6J Gegrees 10 miautes 33 seconcs dest gerserally
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HOF cormer, arid being a corner of a cilled 49,300 fecres
fract;
Thence south 44 acgreeg 5g minutes 43 seconds west generally
along z temce a distange oE 1,610.52 fact to a \frac{1}{2}\mp@code{fod set}
for corner, and belng the vest corner of the 49.300 acres
tract:
Thence zouth 45 degrees 00 minutes 00 sepond ease genaralif along a fence a distance of \(3,045,05\) feet to a \(\frac{1}{2}\) ced set Fof conner, and in the noith right-or-way of Earm noad 709 ;
Thence south 62 degrees 49 minutes 44 seconds sest a distance of 187.70 teet to a T-post set at the begenning of a curve-to the left;
Thence along the right-of-yay and curga which has a tating of 1,735.34 Eeet, a Gentral angie of 48 degrees 25 minutes 59 seconda; a targent of 780.50 teet. a chord of gouth 38 degrees 35 milnutes 45 vest \(1,523.63\) feet, jnd a length of 1.465. 92 teet to a r-post set at the end of the curve;
Thence south 14 segrees 23 minutes 45 seroncis west a
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## EXBIBIT ${ }^{*} B^{\prime \prime}$

## SAVE AND EXCEPT FROM TRACT TWW:

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20.000 scese
MAvARRO COUNTM, TEXES
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All that certain lot, tract, or pareet of land, being 10.000 aeres situEted in the john Tayior survey, Abstract fo. 11, in Na*arco County, Texes, and belng part of a 365.000 acres tract convered in deed from Joinnye cyathia stanton, Independently and as Execturix of the Estate Gf J. C. Moore,
 29, 200b, and rectorded in Document Namber 12418 , in the ofticial Public Recotas of Nizurro County, Texas. Said io. 000 acres are mere fuify described as Follors:

 vest right-af-mia of fam Poaci 709 and the nocthres


Thence north 75 Aegrees 35 minties 15 secones Hest atong tha Hight-of-sey of zara noad 2452 a cistarce of 105.40 Eeet to 3 I-fost mevicasiy sit at the bogiming of a curve to the right:

Thence aling the right-ef-way and curve thich bas an radits of $2,952.43$ freft a eentral angle of 05 degrees 33 tuinutes
 dejnees 49 minutes 27 seconds Fest 296.39 feet zne an arc iangth of 236.50 feet to a T-post previoasiv Eet at the ent of the curve:





Thergenerth 70 gegress 02 mirutes 3 血 secones rest a

Thence north 28 degress 41 minutes 32 secones east 0 distance of 814.63 feet to E T-post set for denner;

Thence south 35 dagrejs 09 minutgs 18 seconds esst a

Thence south 28 degrees 41 minutes 3 seconis west $\#$ distencs of 144. 24 feqt to a T-post set for cconar;

Thence soxth 19 aejrees 59 minutss 12 seconis east 3 Eistance of 450.17 feet to a T-post set ton cornift in a boundary of the 365.00 zocres tract and in the west चiEht-of゙-wap of Fario goje 709;

Thence scuth 14 degrees 23 ralnutes 45 seoonds west along the right-of-way a distance of 228.10 foset to the pIEce of beginning and conteining 10.000 ecEes of inad.

