# NOTICE OF SUBSTITUTE TRUSTEES SALE 



Date: August 23, 2021
AUG 242021
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): September 7, 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.


Lowell sen Dunn, Substitute Trustee

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## Exhibif "A"

TRACT DNE:
All that certain lot, tract, or parcel of land, being 450.00 acres situted in the John. Beauchanp Suryey, Abstract Na. 50, and in the W. R. Eowen Survey, Abstract No. 58, and in the John Taylor Survey, Abstraci No. 11, in Navaro County, Texas, and being part of a called 291.09 acres tract conveyed in deed from The Estate of Gail G. Bonneson, and Withelle Bonneson, 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 Tract Two- 13.6820 acres, and all of called Tract Three- 2.0271 acres, all trects were conveyed in deed from Melvin Rlecke and wife, Kethleen J. Riecke to Emest N. Rylle and wife, Judy B. Ryllie, dated July 15, 1996, and reconded in Volume 1345 Page 238, and both instruments are recorded in the Official Public Records of Navaro County. Texas. Said 450.00 acres are more fully described as follows;

Eeginning at a $27 / 8^{\prime \prime}$ iron post found in a north corner of this tract and the called 291.09 acres tract, and in the southwest right-of-way of Farm Road 2452;

Thence soith 21 degrees 30 minutes 00 seconds east along said road rigit-of-way a ofstance of 412.66 feet to a $1 / 2^{2}$ rod set for corner and being the north corner of a 175.47 acres tract surveyed on this day;

Thence south 59 degrees 14 minutes 14 seconds west a distance of $3,948.98$ feet to a $1 / 2^{\prime \prime}$ rod set for a comer of this tract and the west comer of the 176.47 acres tract,

Thence south 29 degrees 41 minules 27 seconds east a distance of $1,367.42$ feet tọ a $1 / 2^{2}$ rod set for comer and being a corner of the 176.47 acres tract;

Thentes south 59 degrees 48 minutes 33 seconds west and passing a $1 / 2^{\prime \prime}$ rod se: for witness at 990.88 feet and continuing 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 tract and in a bountary of the colled 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 feef; south 19 degrees 32 minutes 11 seconds east 295.70 feet; south 55 degrees 46 minuter 54 seconds east 171.19 feet, north 68 degrees 27 minutes 10 seconds east 191.77 feat; south 14 degraes 17 minutes 43 seconds estst 554.32 feet; south 69 degrees 22 minutes 38 secords east 264.85 feat, south 81 degrees 20 minutes 64 seconds east 256,66 feet; south 74 degrees 49 minutes 07 seconds east 141.55 feet, north 84 deyrees 49 mitutes 29 seconds east 296.26 feet; south 13 degrees 06 minutes 40 seconds east 336.62 feet; south 27 degrees 50 minutes 19 seconds east 271.45 feet; south 05 degrees 00 minutes 23 seconds west 264.03 feet; south 39 degrees 07 minutes 32 secortds east 640.40 feet; south 73 degrees 52 minutes 36 seonds east 516.04 feet; south 55 degrees 49 minutes 01 seconds east 387.96 t6et; south 56 degrees 53 minutes 07 seconds east 273.74 feet; south 26 degrees 30 minutes 49 seconds east 702.48 feet; north 85 degrees 04 minutes 18 seconds west 306.98 feet; south 42 degreas

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32 minutes 10 seconds west 174.22 feet south 09 degrees 54 minutes 40 seconds east 206.60 feet; south 40 degrees 09 minutes 25 seconds east 247.67 feet; south 43 degrees 22 mirutes 25 seconds west 110.61 feet; south 12 degrees 44 minutes 23 seconds easi 239.75 feet; south 50 degrees 13 minutes 51 seconds east 353.84 feet; south 67 degrees 36 minules 52 seconds west 361.51 feet; south 40 degrees 59 minutes 38 seconds west 178.13 feet; south 13 degrees 45 minutes 14 seconds east 136.94 teet; south 45 degrees 21 mirutes 29 seconds east 239.62 feet; south 42 degrees 24 minutes 46 seconds east 215.65 feet; north 72 degrees 27 minutes 32 secands east 367.09 feet; south 15 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 mirutes 04 seconds east 118.69 feet; south 47 degrees 46 minutes 20 seconds east 367.57 feet; scuth 35 degrees 58 minutes 22 seconds east 163.10 feet; and north 86 degrees 31 minutes 95 seconds east 451.62 feet to a point in Richland Creek;

Thence up Richand Creek with Its basic meanders as follows; scuth 05 degrees 29 minutes 12 seconds east 375.22 feet; rotth 75 degrees 00 minutes 05 seconds west 358.07 fert, south 39 degrees o1 minutes 42 seconds west 171.90 fert; south 23 degrees 08 minutes 22 seconds east 327.81 feef; south 87 degrees 29 minutes 41 seconds west 217.63 feet; sorth 67 degrees 08 minutes 32 seconds west 338.17 fest; south 19 degrees 15 minutes 21 seconds west 117.61 feet; 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 $1 / 2^{7}$ rod set for witness at 60.00 feet, and continuing gerierally along a fence and passing a $1 / 2^{n}$ rod sel tor witness at $1,122.47$ feet, and continuing for a total distance of 1,203 . 17. Feet to a point in a branch for comer:

Thence up said branch with its basic meanders as follows; south 76 degrees 00 minutes 26 seconds west 118.67 fegt; north 35 degrees 38 minutes 42 seconds wert 225.33 feet; north 05 degrees 04 minutes 40 seconds west 189.64 feet; noth 76 degrees 55 minutes 31 seconds west 170.52 feef; north 40 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 16 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 6336 feet to a $38^{\prime \prime}$ rod set on a levee, and in a fence:

Thence generally along a fence and on sald levee as follows; noth 34 degrees 40 minutes 43 seconds west 195.41 teet to a $3 / 8^{\prime \prime}$ rod set, north 47 degrees 11 minutes 52 seconds west $1,139,26$ feet to a 38 " rod set; north 48 degrees 14 minutes 03 seconds west 479.01 feet to a $318^{x}$ nod set; north 41 degrees 13 minutes 45 seconds west 73.36 feet to a $38^{n}$ red set, north 50 degrees 49 minutes 16 seconds west 111.62 feet to a $3 / 6^{\prime \prime}$ rod set; north 43 degrees 02 minutes 38 seconds west 763.44 feel to a $318^{n}$ rod set; north 33 degrees 58

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minutes 58 seconds west 337.55 feet to a $3 / 8^{\prime \prime}$ rod set; north 39 degrees 06 minutes 39 seconds wert 214.48 feet to a $3 / 6^{\prime \prime}$ rod set; nerth 52 degrees 45 minutes 57 seconds west 155.07 feet to a $388^{\text {¹ }}$ rod set, north 35 degrees 36 minutes 52 secands 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 $3 / 8^{\prime \prime}$ rod set; north 30 degrees 07 minutes 21 seconds west 847.13 feet to a $318^{\prime \prime}$ rod set; north 21 degrees T8 minutes 16 seconds west 170.93 feet to a $3 / 8^{17}$ rod set; north 40 degrees 50 mimutes 14 second west 263.69 feet to a $3 / 8^{\prime \prime}$ rod set; and north 42 degrees 34 minutes 52 seconds west 748.67 feet to $398^{\prime \prime}$ rod set for corner, and being a comer of the called 339.851 atres 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 ${ }^{3} \mathrm{~F}^{\prime \prime}$ 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 comer.

Thence norts 35 degrees 51 minutes 52 seconds east a distance of $6,830.30$ feet to a $38^{n}$ rod found for comer:

Therse gouth 54 degrees 08 minutes 08 seconds east a distance of 100.00 fees to a 3/3" rod found for comer;

Thence south 35 degrees 51 minutes 52 seconds west generally along a distance of $1,365.48$ feet to a $5 / 6^{\prime \prime}$ rod found for corner,

Thence north 55 degrees 13 minutes 47 seconds east generally along a fence a olstance of 657.36 feet to an fron post found for comer.

Thence south 20 degrees 48 minutes 50 seconds east generally along a fence a distance of 889.04 feet to a $1 / 2^{[ }$rod sel for corner:

Thence north 59 degrees 14 minutes 14 seconds east genterally 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 TWO:

Ail that cervain lot, eract, or pareel of lane, seing 3E5.0n aeres Eituated in the John Taylor Survey, abstraet No. 11, 1n. Navario County, texas, ance belng part of the called 632.139 aetes tract conveyed in deec Erom the First National Bank of Corgicana, texas, an Trusteg of the Charies J. Dafis, Jr, and Battye Bobirson Davis, Trust, Tre Lynn Davis Heiz Trust, the John M. Dayis Trust, and the Nancy Davis 日ach Trust, acting by and througb its duly suthorized offlcer, to J. C. Hoore, dated May S, 1579, and recorded in
 Terab. said 365.000 asteg are fare fully ceseribed as EOllows:

Beginning at a T-post Gat for the south corner of this tact and the caliad 632.159 acres tract, amd in the interagction of the vest line of Farm Roac fo3, and the north line of Farm Road 2452;

Thence narty 75 degrees 36 mintess 15 secones segt along the
 a T-post set at the beginning of a curve to the cight;

Thence alons the right-of-iray and curve whlch has radiua of $2,957.13$ faEt, 3 ceatral angie af 0S degrees 33 minutes 36 seconds, a tengent of 143.36 teet, a chord of north 72 degreps 49 minutes 27 seconds regt 286.35 feet, and a lengeh af 285.50 feet to p $T$-post set at the fid of the surve;

Thence aiong the sight-ot-4ay nocth 70 aegreas 02 minutes 39 seconds vest a distance of $1,257.7 \varepsilon$ feet to a $T$-post set at the Enginning of a curve to the fight;

Thonef along the elgint-oE-way and curve which has a Eadits of 1.377.05 feet, a central argle of 15 degrees 11 mintites 58 seconda, a tangent of 195.93 feet, chord of north 61
 QE $389+34$ ceet to a T -post set at the end of the curve:

Thence along the right-ot-way north 53 deyters 50 minutes 42 seconds rest a distance of 2.17E.72 feet to a p-eost sat at the beginnity of $\$$ eurve to the right;

Thence along the right-of-way and curve fhich has a zadius of $2,615.73$ feet, a central angle of 09 degrees 59 mitutes 58 seconds, a tangent of 246.42 Eeet, a chora of north 48 degrees 50 minutes 42 seconds yest 490.95 Feet, and a length of 491.50 fegt to a T-post set for the a west corner of this trast and a corner of the residue of called 632.159 acres trect:

Thence north $\overline{3} 6$ degrans 50 minutes 29 seconds acgt a diatance of 2,233.4: fant to a T-post ant for a north corner of this tract, and a cornes of the rgsidue of the calles a 32.159 aczes tract;

Thence gouth 48 degroes 24 minutes 37 secondy pagt a distance of 794.47 Eeat to a T-post sat for e corner of this tract and a corner of the residup of the called 632.159 acras fract:

## EXHIBIT "A"

Thence north 45 degrees 30 minutes 36 seconis eapt a distamee of 2,372.77 feet to a T-post Eet for a corner of this tract anc a cornar of the cailed 532,259 acres tract;

Thence north 46 degrees 2 E minutes 36 ssconds west a distance of 141.56 feet to a thpost set:

Phercen north 44 degreas 19 minutas 34 seconds west a digtance of 6 ¢ 7.19 fatt to a T-fost sat:

Thence morth 44 degrees 28 minutes 01 seconds vest a ufstarce of $1,146.78$ feet to a T-post set.

Themen notth 41 degreas 20 minutes 31 secosds Hest a diatanca of 635.73 feet to a $\frac{1}{2}$ rod set for a west corner of this tract and a corner of the residue of the celled 632.159 acrea tract, and in 5W Country Road like, and in a northwest Ifne of tha calied 693.159 acras tract, and in the sontheast Ifתéofa calied•64:9 acres tract, Volume 258 a page 67, and said tad is in the noztheet line ef the Tayloz Survey, and in the sortheast line of the John seauchamp Surveyr abstract No. 50:

Theace nortin 54 deyrees 51 minutes 00 seconda gast along the survep line and the northeest int of the called 632.159 asers tratt a distance ce 50.10 feqt to a $\frac{1}{2}{ }^{\mu}$ rod set for corner, and beling the north corner of the called $63 \mathrm{a}-159$ aeres tract and a north corner of this tract, and said rod is rithin the right-of-vay of sh County Road 1120;

Thence soutir fa detfers 29 minutes 3: seconds anst and leaving geic county road and contlousing generelly along a fence and the southrest line of a callea 21.21 acres, voluan 1525 Bage 615, a distance of 638.63 teet to a $\frac{1}{2}$ fot get at an_angle, in the Eence;.

Thenca south 44 degrees $2 E$ minutes 01 seconds east generally along a fence a dibtance of iri45.55 feet to a $\frac{1}{2} 4$ rod aet at an angle in the seace ane the sauth corner of the called
 tract, Volume 843 Page 154:

Thence south 44 degrees 19 minutes 34 seconds east generaily along the Eence a distance of bit.3l feat to a k" god set ar an angles

Thence south 46 degrees 25 minutes 36 seconds east generaliy along the feuca a Alstance of 142.48 reet to a $\frac{1}{2}$ rod set;

Thence seuth 47 Efgrees 39 minutes 36 Eaconds east genexally along the Eence a distance of 448.52 feet to $\mathrm{m} \frac{1}{3}$ n rod cat at an angie;

Thenee 504 th 46 degrees 46 rinutes 05 seconde east generialiy along the fence a distance of 359.9 f fet to a 志" rod set at an angla in tha fenca and being the wouth corner of the called 80.185 acres tract and a west corner of a called 113.15 acras ※ract, Volume 426 page 185:

## EXHIBIT "A"

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Thence south 67 tegrems 10 mivutes 33 seconds gast generaliy
elong the fence a diseance of 1, Bl6.34 feet to a la" soci set
for corner, and being a cormer of a cilied 49.300 mgres
tract:
Thence south 44 Gegreas 59 mimutes 43 seconds west generaliy
along a tence a distange of 1,610.52 faet to a l %" red set
for corner, and being the vest corner of the 49.300 acres
tract:
Thence south 45 degrees 00 minutes 00 sepong eas: genezel1%
along a fence a distance.oE 1,045-00 feat to a fu rod set
Far cozner, end in the north right-of-way of Earm Road 709;
mumce south 62 degrees 43 minutes 44 seconds west. a
distance of 187.70 feet to.a.T-post set at the beginning of
a curve-to the left;-
Thence along the right-of-uay ard cyrua which has a fativs of \(1,735.34\) feet, a central angle of 48 degregs 25 minutes 59 secorda; a tangent of 780.50 teet. a chord of gonth 36 degrees 35 minutes 45 vest 1.423 .63 Eaet, and a length of 1.456.91 feet to a T-post set at the end of the curve;
Thence south 14 Jegregs 23 minutes 45 seands west a distance af 419.01 Eeet to the place of beginnifig and containing 355.000 acros of lerd.
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## EXHIRIT "R"

## SAVE AND EXCEPI FROM TRACT TWO:

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20.000 gcese
MavaREO COONTY, TEXES
JOEM TATLOR SURVEY
    AESTMACT kO. 11
N11 that certain lot, tract, or paxce: of 1and, beins 10,000
acres situeted in the John Taybor Survey, Abstract fo. Il,
in Na*arco County, Texes, and being part of a 365.000 acres
tract convered in deed řos Jomnnye cynthia stanton,
Independently and as Execturix os the Estate Gf J. C. Moore,
neceesed, to J & I Fobinson Yeatures. LLC, datec fovemmez
29, 2006, and recurded in Docmuent. Numbar 1241a, in the
0tricial public eacexds of NEvarro County, Texas. Said
10.000 geres zre more luliy Zescribed as Follows:
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right:
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langtin of 236.50 feet to a T-tost previoasiy sat at the eng
of the curva:
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Thenge north 28 degress 41 minutas 32 seconds efft a
distance of &14.03 feet =0 E T-zost set Eor cesnar;
Thenge south 35 degrees 0g minutes l& seconds east a
distercee कf 398.70 rent to a T->pust set foz cerner;
Thence south 28 degrees 41 minutes 3% seconds west a
distEmcse Of 184.24 fent to a T-post set foz cc=ner;
Thencer south 19 geyseas 59 minut#s 12 seconcs ease 3
Eistance 6f 458.I7 feet to a T-pOjt get foz cernsf in a
boundery of the 35s.00 ecres tract zna jon the Nest
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Thence scuth 14 degrees 23 minutes 45 segondy irest along the
risht-of-waj' a distence of 228.10 foet ta fhe plucgalon
beginaing and conteiming 10.000 zeves of lanc.
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[^0]:    Notice of Substitute Trustee's Sale First State Bank, Athens/Robinson Aerospace, Inc. 12134.2021

