

2021-58

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**FILED FOR RECORD**  
AT 9:20 O'CLOCK A M.

**Date:** August 23, 2021

**AUG 24 2021**

**Substitute Trustee:** Lowell Olsen Dunn  
**Lender/Holder:** First State Bank, Athens

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY

**Note:** Promissory Note, dated February 13, 2017, in the original principal sum of \$923,530.00, executed by J & J Robinson Ventures, LLC and payable to the order of First State Bank, Athens.

**Deed of Trust**

**Date:** February 13, 2017  
**Grantor:** J & J Robinson Ventures, LLC  
**Lender:** First State Bank, Athens  
**Recording Information:** Instrument No. 1149 (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, 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.

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.

[Signature]  
Lowell Olsen Dunn, *Substitute Trustee*

## Exhibit "A"

### TRACT ONE:

All that certain lot, tract, or parcel of land, being 450.00 acres situated in the John Beauchamp Survey, Abstract No. 50, and in the W. R. Bowen Survey, Abstract No. 58, and in the John Taylor Survey, Abstract No. 11, in Navarro County, Texas, and being part of a called 291.09 acres tract conveyed in deed from The Estate of Gail G. Bonneson, and Michelle Bonneson, individually to Ernest N. Rylie, also known as Ernest 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 tracts were conveyed in deed from Melvin Riecke and wife, Kathleen J. Riecke to Ernest N. Rylie and wife, Judy B. Rylie, dated July 15, 1996, and recorded in Volume 1345 Page 238, and both instruments are recorded in the Official Public Records of Navarro County, Texas. Said 450.00 acres are more fully described as follows;

Beginning at a 2 7/8" 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 south 21 degrees 30 minutes 00 seconds east along said road right-of-way a distance of 412.66 feet to a 1/2" rod set for corner and being the north corner of a 176.47 acres tract surveyed on this day;

Thence south 59 degrees 14 minutes 14 seconds west a distance of 3,946.96 feet to a 1/2" rod set for a corner of this tract and the west corner 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" rod set for corner and being a corner of the 176.47 acres tract;

Thence south 59 degrees 48 minutes 33 seconds west and passing a 1/2" rod set for witness at 990.88 feet and continuing for a total distance of 1,012.68 feet to a point in Rush Creek, and being a corner of the called 291.09 acres tract and in a boundary of the called 339.851 acres tract;

Thence along the general meanders of Rush Creek as follows; south 28 degrees 58 minutes 42 seconds east 149.56 feet; south 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; north 68 degrees 27 minutes 10 seconds east 191.77 feet; south 14 degrees 17 minutes 43 seconds east 554.32 feet; south 69 degrees 22 minutes 38 seconds east 264.85 feet; south 81 degrees 20 minutes 54 seconds east 256.66 feet; south 74 degrees 49 minutes 07 seconds east 141.55 feet; north 84 degrees 49 minutes 29 seconds east 296.26 feet; 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 seconds west 264.03 feet; south 39 degrees 07 minutes 32 seconds east 640.40 feet; south 73 degrees 52 minutes 36 seconds east 516.04 feet; south 55 degrees 49 minutes 01 seconds east 367.96 feet; south 56 degrees 53 minutes 07 seconds east 273.74 feet; south 28 degrees 30 minutes 49 seconds east 702.48 feet; north 85 degrees 04 minutes 18 seconds west 306.98 feet; south 42 degrees

## Exhibit "A"

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 minutes 25 seconds west 110.61 feet; south 12 degrees 44 minutes 23 seconds east 239.75 feet; south 50 degrees 13 minutes 51 seconds east 353.84 feet; south 67 degrees 36 minutes 52 seconds west 361.51 feet; south 40 degrees 59 minutes 38 seconds west 178.13 feet; south 13 degrees 49 minutes 14 seconds east 136.94 feet; south 45 degrees 21 minutes 29 seconds east 239.62 feet; south 42 degrees 24 minutes 46 seconds east 215.65 feet; north 72 degrees 27 minutes 32 seconds 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 61 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 36 degrees 58 minutes 22 seconds east 183.10 feet; and north 86 degrees 31 minutes 15 seconds east 451.62 feet to a point in Richland Creek;

Thence up Richland Creek with its basic meanders as follows: south 05 degrees 29 minutes 12 seconds east 375.22 feet; north 75 degrees 00 minutes 05 seconds west 368.07 feet; south 39 degrees 01 minutes 42 seconds west 171.90 feet; south 23 degrees 08 minutes 22 seconds east 327.81 feet; south 87 degrees 29 minutes 41 seconds west 217.63 feet; south 87 degrees 08 minutes 32 seconds west 338.17 feet; 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 corner;

Thence north 11 degrees 11 minutes 13 seconds west and passing a 1/4" rod set for witness at 60.00 feet, and continuing generally along a fence and passing a 3/4" rod set for witness 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 feet; north 35 degrees 38 minutes 42 seconds west 225.33 feet; north 05 degrees 04 minutes 40 seconds west 199.64 feet; north 76 degrees 55 minutes 31 seconds west 170.52 feet; 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 16 seconds east 348.63 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 3/8" rod set on a levee, and in a fence;

Thence generally along a fence and on said levee as follows; north 34 degrees 40 minutes 43 seconds west 195.41 feet to a 3/8" rod set; north 47 degrees 11 minutes 52 seconds west 1,139.26 feet to a 3/8" rod set; north 48 degrees 14 minutes 03 seconds west 479.01 feet to a 3/8" rod set; north 41 degrees 13 minutes 45 seconds west 73.36 feet to a 3/8" rod set; north 50 degrees 49 minutes 16 seconds west 111.62 feet to a 3/8" rod set; north 43 degrees 02 minutes 38 seconds west 763.44 feet to a 3/8" rod set; north 33 degrees 59

## Exhibit "A"

minutes 58 seconds west 337.55 feet to a 3/8" rod set; north 39 degrees 06 minutes 39 seconds west 214.48 feet to a 3/8" rod set; north 52 degrees 45 minutes 57 seconds west 155.07 feet to a 3/8" rod set; north 35 degrees 36 minutes 52 seconds west 137.60 feet to a 3/8" rod set; north 29 degrees 31 minutes 28 seconds west 1,378.31 feet to a 3/8" rod set; north 30 degrees 07 minutes 21 seconds west 847.13 feet to a 3/8" rod set; north 21 degrees 38 minutes 16 seconds west 170.93 feet to a 3/8" rod set; north 40 degrees 50 minutes 14 second west 263.69 feet to a 3/8" rod set; and north 42 degrees 34 minutes 52 seconds west 748.67 feet to a 3/8" rod set for corner, and being a corner of the called 339.851 acres tract and in the southeast line of the former 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 to a 3/8" rod found for corner;

Thence north 29 degrees 43 minutes 03 seconds west a distance of 109.82 feet to a 3/8" rod set for corner;

Thence north 35 degrees 51 minutes 52 seconds east a distance of 6,830.30 feet to a 3/8" rod found for corner;

Thence south 54 degrees 08 minutes 08 seconds east a distance of 100.00 feet to a 3/8" rod found for corner;

Thence south 35 degrees 51 minutes 52 seconds west generally along a distance of 1,366.48 feet to a 5/8" rod found for corner;

Thence north 59 degrees 13 minutes 47 seconds east generally along a fence a distance of 567.36 feet to an iron post found for corner;

Thence south 20 degrees 48 minutes 50 seconds east generally along a fence a distance of 889.04 feet to a 1/2" rod set for corner;

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 land.

# EXHIBIT "A"

## TRACT TWO:

All that certain lot, tract, or parcel of land, being 365.00 acres situated in the John Taylor Survey, Abstract No. 11, in Navarro County, Texas, and being part of the called 632.159 acres tract conveyed in deed from The First National Bank of Corsicana, Texas, as Trustee of the Charles J. Davis, Jr., and Batty Robinson Davis, Trust, The Lynn Davis Weir Trust, the John M. Davis Trust, and the Nancy Davis Bach Trust, acting by and through its duly authorized officer, to J. C. Moore, dated May 9, 1979, and recorded in Volume 914 Page 801, in the deed records of Navarro County, Texas. Said 365.000 acres are more fully described as follows;

Beginning at a T-post set for the south corner of this tract and the called 632.159 acres tract, and in the intersection of the west line of Farm Road 709, and the north line of Farm Road 2452;

Thence north 79 degrees 36 minutes 15 seconds west along the right-of-way of Farm Road 2452 a distance of 105.40 feet to a T-post set at the beginning of a curve to the right;

Thence along the right-of-way and curve which has radius of 2,952.43 feet, a central angle of 05 degrees 33 minutes 36 seconds, a tangent of 143.36 feet, a chord of north 72 degrees 49 minutes 27 seconds west 286.39 feet, and a length of 286.50 feet to a T-post set at the end of the curve;

Thence along the right-of-way north 70 degrees 02 minutes 39 seconds west a distance of 1,257.76 feet to a T-post set at the beginning of a curve to the right;

Thence along the right-of-way and curve which has a radius of 1,377.05 feet, a central angle of 15 degrees 11 minutes 58 seconds, a tangent of 195.98 feet, a chord of north 61 degrees 56 minutes 40 seconds west 388.04 feet, and a length of 389.14 feet to a T-post set at the end of the curve;

Thence along the right-of-way north 53 degrees 50 minutes 41 seconds west a distance of 2,176.72 feet to a T-post set at the beginning of a curve to the right;

Thence along the right-of-way and curve which has a radius of 2,816.73 feet, a central angle of 59 degrees 59 minutes 58 seconds, a tangent of 246.42 feet, a chord of north 48 degrees 50 minutes 42 seconds west 490.98 feet, and a length of 491.50 feet to a T-post set for the a west corner of this tract and a corner of the residue of called 632.159 acres tract;

Thence north 36 degrees 50 minutes 29 seconds east a distance of 2,233.41 feet to a T-post set for a north corner of this tract, and a corner of the residue of the called 632.159 acres tract;

Thence south 48 degrees 24 minutes 37 seconds east a distance of 794.47 feet to a T-post set for a corner of this tract and a corner of the residue of the called 632.159 acres tract;

## EXHIBIT "A"

Thence north 45 degrees 38 minutes 46 seconds east a distance of 2,372.77 feet to a T-post set for a corner of this tract and a corner of the called 632.159 acres tract;

Thence north 46 degrees 28 minutes 36 seconds west a distance of 141.56 feet to a T-post set;

Thence north 44 degrees 19 minutes 34 seconds west a distance of 647.19 feet to a T-post set;

Thence north 44 degrees 28 minutes 01 seconds west a distance of 1,146.78 feet to a T-post set;

Thence north 41 degrees 29 minutes 31 seconds west a distance of 636.73 feet to a  $\frac{1}{2}$ " rod set for a west corner of this tract and a corner of the residue of the called 632.159 acres tract, and in SW County Road 1120, and in a northwest line of the called 632.159 acres tract, and in the southeast line of a called 64.9 acres tract, Volume 1588 Page 67, and said rod is in the northwest line of the Taylor Survey, and in the southeast line of the John Beauchamp Survey, Abstract No. 50;

Thence north 44 degrees 51 minutes 00 seconds east along the survey line and the northwest line of the called 632.159 acres tract a distance of 50.10 feet to a  $\frac{1}{4}$ " rod set for corner, and being the north corner of the called 632.159 acres tract and a north corner of this tract, and said rod is within the right-of-way of SW County Road 1120;

Thence south 41 degrees 29 minutes 31 seconds east and leaving said county road and continuing generally along a fence and the southwest line of a called 21.21 acres, Volume 1625 Page 616, a distance of 638.63 feet to a  $\frac{1}{2}$ " rod set at an angle in the fence;

Thence south 44 degrees 28 minutes 01 seconds east generally along a fence a distance of 1,145.55 feet to a  $\frac{1}{2}$ " rod set at an angle in the fence and the south corner of the called 21.12 feet and the west corner of a called 80.185 acres tract, Volume 843 Page 154;

Thence south 44 degrees 19 minutes 34 seconds east generally along the fence a distance of 646.31 feet to a  $\frac{1}{2}$ " rod set at an angle;

Thence south 46 degrees 28 minutes 36 seconds east generally along the fence a distance of 142.48 feet to a  $\frac{1}{2}$ " rod set;

Thence south 47 degrees 38 minutes 36 seconds east generally along the fence a distance of 448.52 feet to a  $\frac{1}{2}$ " rod set at an angle;

Thence south 46 degrees 46 minutes 05 seconds east generally along the fence a distance of 359.98 feet to a  $\frac{1}{2}$ " rod set at an angle in the fence and being the south corner of the called 80.185 acres tract and a west corner of a called 113.15 acres tract, Volume 428 Page 185;

## EXHIBIT "A"

Thence south 47 degrees 10 minutes 33 seconds east generally along the fence a distance of 1,816.34 feet to a  $\frac{1}{4}$ " rod set for corner, and being a corner of a called 49.300 acres tract;

Thence south 44 degrees 59 minutes 43 seconds west generally along a fence a distance of 1,610.52 feet to a  $\frac{1}{4}$ " rod set for corner, and being the west corner of the 49.300 acres tract;

Thence south 45 degrees 00 minutes 00 second east generally along a fence a distance of 1,045.06 feet to a  $\frac{1}{4}$ " rod set for corner, and in the north right-of-way of Farm Road 709;

Thence south 62 degrees 49 minutes 44 seconds west a distance of 167.70 feet to a T-post set at the beginning of a curve to the left;

Thence along the right-of-way and curve which has a radius of 1,735.34 feet, a central angle of 48 degrees 25 minutes 59 seconds; a tangent of 780.50 feet, a chord of south 38 degrees 35 minutes 45 west 1,423.63 feet, and a length of 1,466.91 feet to a T-post set at the end of the curve;

Thence south 14 degrees 23 minutes 45 seconds west a distance of 438.01 feet to the place of beginning and containing 365.000 acres of land.

**EXHIBIT "B"**

**SAVE AND EXCEPT FROM TRACT TWO:**

10.000 ACRES  
NAVARRO COUNTY, TEXAS

JOHN TAYLOR SURVEY  
ABSTRACT NO. 11

All that certain lot, tract, or parcel of land, being 10.000 acres situated in the John Taylor Survey, Abstract No. 11, in Navarro County, Texas, and being part of a 365.000 acres tract conveyed in deed from Joannye Cynthia Stanton, Independently and as Executrix of the Estate of J. C. Moore, Deceased, to J & J Robinson Ventures, LLC, dated November 29, 2006, and recorded in Document Number 12418, in the Official Public Records of Navarro County, Texas. Said 10.000 acres are more fully described as follows:

Beginning at a T-post previously set for the east corner of the 365.000 acres tract and in the intersection of the west right-of-way of Farm Road 709 and the northwest right-of-way of Farm Road 2452;

Thence north 75 degrees 36 minutes 15 seconds west along the right-of-way of Farm Road 2452 a distance of 105.40 feet to a T-post previously set at the beginning of a curve to the right;

Thence along the right-of-way and curve which has a radius of 2,952.43 feet, a central angle of 05 degrees 33 minutes 36 seconds, a tangent of 143.36 feet, a chord of north 72 degrees 49 minutes 27 seconds west 296.39 feet and an arc length of 286.50 feet to a T-post previously set at the end of the curve;

Thence north 70 degrees 02 minutes 39 seconds west along the right-of-way a distance of 172.79 feet to a T-post set for corner;

Thence north 28 degrees 41 minutes 32 seconds east a distance of 209.65 feet to a T-post set for corner;

Thence north 70 degrees 02 minutes 39 seconds west a distance of 207.21 feet to a T-post set for corner;

Thence north 28 degrees 41 minutes 32 seconds east a distance of 814.83 feet to a T-post set for corner;

Thence south 35 degrees 09 minutes 18 seconds east a distance of 398.76 feet to a T-post set for corner;

Thence south 28 degrees 41 minutes 32 seconds west a distance of 184.24 feet to a T-post set for corner;

Thence south 19 degrees 59 minutes 12 seconds east a distance of 458.17 feet to a T-post set for corner in a boundary of the 365.00 acres tract and in the west right-of-way of Farm Road 709;

Thence south 14 degrees 23 minutes 45 seconds west along the right-of-way a distance of 228.10 feet to the place of beginning and containing 10.000 acres of land.