## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 23, 2021

Substitute Trustee: Lowell Olsen Dunn<br>Lender/Holder: First State Bank, Athens



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.


# Exhibie "A" 

TRACT DNE:
All that certain bot, tract, or parcel of land, being 450.00 acres situated in the John Beauchamp Survey, Abstract No. 50, and in the W. R. Eowen Survey, Abstract No. 58 , and in the John Taylor Survey, Abstract No. 11, in Navamo County, Texas, and being part of a calied 291.09 acres tract conveyed in deed from The Estate of Gaill G. Bonneson, and Mithelle Eonneson, individually to Emest N, Rylie, also known as Emest Rylie, dated April 1953, 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- 2.0274 acres, all traets were conveyed in deed from Melvin Rlecke and wife, Katheen J. Riecke to Emest N. Rylie and wife, Judy B. Rylie, deted July 15, 1996, and recorded in Volume 1345 Page 238, and both instruments are recorded in the Official Public Recards of Navaro County, Texas. Said 450.00 acres are more fully described as follows;

Beginning 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 alorig said road right-ot-way a olstance of 412.66 feet to a $1 / 2^{\text {a }}$ rod set for corner and belng the norti comer 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 $1 / 2^{11}$ 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 top a $1 / 2 "$ rod set for comer and being a comer of the 176.47 acres tract;

Thence south 59 degrees 48 minutes 33 seconds west and passing a $1 / 2^{\prime \prime}$ rod sot for witness at 990.88 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 291.05 acres fract and in a boundary of the colled 339.851 acres tract;

Thence along the general meanders of Rush Creek as foilows; south 28 degreas 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 171.79 feet, north 68 degrees 27 minutes 10 seconds east 191.77 feat, south 14 degrees 17 minutes 43 seconds east 554.32 feet; south 69 degrees 22 minutes 38 secomds east 264.85 feet, south 81 degrees 20 minutes 54 seconds east 256,66 feet; south 74 degreeg 49 minutes 07 seconds east 141.55 feet, north 84 degrees 49 minutes 28 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 o7 minutes 32 seionds east 640.40 feet; south 73 degrees 52 minutes 36 seconds east 516.04 feet; south 55 degrees 49 minutes 01 second's east 367.96 fset; stuth 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 degrees

## Exhibit "A"

32 minutes 10 seconds west 174.22 feet sounh 09 degreas 54 minctes 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 feat; south 12 degrees 44 minutes 23 seconds east 239.75 feet; scuth 50 degrees 13 minutes 51 seconds easi 353.64 feet; south 67 degrees 36 minutes 52 seconds wast 361.51 feet; south 40 degrees 59 minutes 38 seconds west 178.13 feet; south 13 degrees 46 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; north 72 degrees 27 minutes 32 seconds east 367.09 fert, south 16 degrees 45 minutes 58 seconds west 380.47 teet; south 34 degrees 28 minutes 46 seconds east 232.86 feet; sotth 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 36 degrees 58 minutes 22 seconds east 163.10 test; and north 85 degrees 31 minutes 95 seconds east 451.62 feet to a point in Richland Creak;

Thence up Richand Creek with its basic meanders as follows; south 05 degrees 29 minutes 12 seconds east 375.22 feet; rorth 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 67 degreas 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 $7^{4}$ rod set for witress at 60.00 feet, and continulng generally along a fence and passing a $\%^{\prime \prime}$ rod set for wifress 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; noth 35 degreas 38 minutes 42 seconds west 225.33 feet; north 05 degrees 04 minutes 40 seconds west 189.64 fett; noth 76 degrees 55 minutes 31 seconds weat 170.52 feef; north 40 degrees 45 minutes 67 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 53.36 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; north 34 degrees 40 minutes 43 seconds west 195.41 feet to a $3 / 8^{\prime \prime}$ rod set north 47 degress 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 $3 / 8^{x}$ rod set; north 41 degrees 13 minutes 45 seconds west 73.36 feet to a $36^{\circ}$ rod 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 feet to a $318^{\prime \prime}$ rod set; norih 33 degrees 58

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minutes 58 seconds west 337.55 feet to a $3 / 8^{11}$ rod set, north 39 degrees 06 minutes 39 seconds wert 214.48 teet to a $3 / 8^{\prime \prime}$ rod set; nerth 52 degrees 45 minutes 57 seconds west 155.07 feet to a $3 / 8^{\prime \prime}$ rod set, norh 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 $3 / 8^{\prime \prime}$ rod set; north 30 degrees 07 minutes 21 seconds west 847.13 feet to $3318^{\prime \prime}$ rod set; north 21 degrees 38 minutes 16 seconds west 170.93 feet to a $388^{\prime \prime}$ noo set; north 40 degrees 50 minutes 14 second west 263.69 feet to a $3 / 8{ }^{1 \prime}$ rod set; and north 42 degrees 34 minutes 52 seconds west 748.67 feet to a $318^{\prime \prime}$ rod set for comer, and being a comer 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 $3 / B^{n}$ 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 norts 35 degrees 51 minutes 52 seconds east a distance of $6,830.30$ feet to a $3 / 88^{\prime \prime}$ rod found for comer:

Thence south 54 degrees 08 minutes 08 semonds east a distance of 100.00 feet too a 3/8" rod found for comer,

Thence south 35 degrees 51 minutes 52 seconds west generally along a distance of $1,366.48$ feet to a $5 / 8^{\prime \prime}$ 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 forcomer,

Thence south 20 degrees 48 mirutes 50 seconds east generally along a ferce a distance of 889.04 feet to a $1 / 2^{r}$ rod set for corner;

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

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## TRACT THO：

Ail that certain lot，tract，or parcel of lana，seine 365.05 acres situated in the John Taylor Survey，abstract No．11， in Navario County，Texas，ane belng pact of the called 632.159 acres tract convejed in deee from the First Nakional Bank of Corsicana，Texag，an Trustee of the Churise J．Dafis，Jri，and gattye Rabirsor Davis．Trust，Tre Lynn Davis Hexz Trust，the John M．Davts Jrust，and the Nancy Davis \＃ach Prist，acting by and througb its duyy autharized offlcery to J．C．Hooze，dated May 9，l：79，and fecorded in Yolume 914 Page adi，in the daed recoras of Navarra Eaunty， Teras．Eaid 355．000 acted ere tore fully cescribed as follows：

Eeginning at a T－post Eet for the Epath corner of this tact and the caliad 632－159 acres tract，and in the intersaction os the vest－1lne of farm Roac fos，and the north line of Farm Poed 2452；

Thence narth 75 fegtees 36 minteas 15 sacones segt along the
 a T－post set at the beginning of a curve to the right；

Thence along the rightoof－iray and curve which has radiag of 2．957．A3 feat，a ceatral angle of e5 degregs 33 minutes 36 sheonds．a tangent ot 143.36 feet．a chore of north 73 degrees 49 minutes 27 seconds yest 2 ect． 39 feet，and a leargh of 255.50 feet to fepost set at the end of the curve；

Thence aiong the sight－otway nocth 70 tegroeg di minutes 39 seconts west a distance of $1,257.7 \varepsilon$ feet to a T－post set at the baginning of a curve to the zight；

Thance along the signt－of－way and curve thich has a redits of 1，377．05 feet，a central angle of 15 deyrees 11 mintatas 58 seconds，a tangent of 155.93 feet，chord ot north 61 －degrees 56．．minutas ． 40 ．seconds west $38 \mathrm{E}, 04$ fuet，and dength of $389+34$［eat to a $T$－post get at the end of the curve：

Thence along the right－ot－vay north 53 degraes 50 minutes 42 seconds fest a distance of 2．176．72 feet to a r－post set at the beginnitig of euxye to the right；

Thence along the right－of－way and curve which has a radius of 2．E1．6．73 feet，a central angle of 09 degrees 59 mitutes 58 seconds．a tangent of 246.42 feet，a chora of north 48 degreas 50 minutes 42 seronds yest 490.98 Feet，and a length of 491.50 fegt to 7 －post set for the a west coroer of this traet and a corner of the residue sE called 632.159 acres tract；

Thencen north 36 degreas 50 misnutes 29 seconds af at a diakance of $2,233.4 \mathrm{~L}$ tant co a $T$－pors ant for a north corner of this tract，and a corner of the residue of the called 532.159 ac＝as tract；

Thence gouth 48 degroes 24 minutes 37 secondy equt s distence of 794－47 feet to a T－post sat for a corner of thic tract and a corner of the residup of the called 632.259 acros亡テaヒt：

## EXHIBIT "A"

Thence north 45 degrees 38 minutes 36 secanda eabt a distance of 2,372.77 feet to a T-pest eet for a corner of this tract anc a cornar of the called 532,259 acres tract;

Thence north 46 degrees 28 minutes 36 ssconds vest a drstance of 141.56 feet to a ripost set:

Pherem noth 44 degrees 19 mbuntas 34 spernds rest a Esstance of 6今7.19 feat to a T-post sati

Thence merth 44 degrees 28 minites 01 secords rest a distance of $1,346.76$ feet to a T-post set.

Thencen noth 11 dagrees 29 minutes 31 secosds west a distanca of 636.73 feet to a $\frac{1}{2}$ rod set for a west corner of this tract and a corner of the residae of the called 632.159 acrea tract, and in sw county poac lizp, ana in a northwest Ifne of tha called 632.159 acras tract, and in the soptheast Iine"of calied $64: 9$ acres tract, Volume 155a page 67, and said rod is in the nozthest line of the Taylor suryey, and ia the sontheast line of the John seauchamp Surveyr abstract No. 50 :

Theace north 44 degrees 51 minutas 00 faconds east alons the survey line and the northyest ilne of the called 632.150 aeres tract a distance of 50.10 fegt to a $\frac{1}{2}$ " rod set for corner, 刟d being the north corner of the callod 632.159 aeres tract and a north corner of this tract, and said rad is within the right-of-way of sh Counti road 1120 ;

Thence soxth in defrefs 29 minutes 3 ; seconds anst and lavirg geid county road and contlouing generaliy along a feace and the southvest line of a calilea 21.21 acres, Voluae 1525 page 615, a distance of 638.63 feet to a $\frac{2}{2}$ fod get at ar_angle,in the fence;.

Thence south 44 degrees $2 E$ minutes 01 seconds east generally along a rence a dintance of iri45.55 feet to $a^{1} \frac{1}{2}$ rod aet at an angle in the feace ane the sauth cornef of the called 21.12 fate and thatest corner of a callea 80.185 ares traet, Volume 843 Tage 154:

Thence south 44 degrees 19 minutes 34 seconds east generally along the gence a dlstanse of bit.31 feat to a s" cod set at an angley

Thence south 46 degreas 25 minutes 36 seconds east generaily along the fence a distance of $142-4$ feet to a $\frac{3}{2}$ rad set;

Thence seuth 47 fegtees 39 uinates 36 sacoade east generally along the cence i diatance of 446.52 feet to $A \frac{1}{5}$ n rod gat at an angle;

Thence south 46 degrees 46 minutes 05 seconds east generalyy
 an anglim in the fanca and being the fouth corner of the called 80.185 acres tract and a west corner of a called 113.25 acres invact, valume aid page 185;

## EXHIBIT "A"

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Thence 5outh 67 tegrees 10 miautes 33 seconcs qast gereraliy
elong the sence a dixtance of 1, 日l后.34 feret to a lax roce set
tor corner, and being a cormec of a called 49,300 geres
tragt:
Thence south 44 दggrees 59 minutes 43 seconds west general1%
along a fange a diEtamGe of 1,610.52 foet to a l " red set
for corner, and belng the vest cornes of the 49.300 acres
tract:
Thence zouth 45 degrees 00 minutes 00 second enet gemeralir
along a fence a distance oE 1, 045,06 feet to a %o rod set
FOr corner, and in the north right-of-way of Eara road 7os;
Themce south 62 degrees 43 mlnutez 44 seconida sest a
distance of If7.70 fept to a T-post set at the beginning of
a curve"to the left;-
Thence along the right-ot-uay and emrya which has a yatins
of 1,735.j4 feet, a central angle of 48 degrees 25 minutes
59 seconde: a targant of 780.50 teet, a chord of $outh 30
degrees 35 nilnutes 45 vest L,42J.63 fegt, and a leagth of
1.455.92 feet to a T-post set at the end of the curve;
Thancen south }14\mathrm{ segrees 23 mimutes 4s seronds west a
dskence of c3|.01 feet to tha place of beginnifin and
containing 365.000 afros of lard.
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## EXBTBIT "B"

## Save and except from tract two:

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20.000 scese
NAVAREO COUNTY, TEXES JOHY T3ROR EURV&Y
Mesprace No. 12
All that certain 10t, trat, or gazof: of land, belng 10,000 aeres situeted in the john rayior survey, Abstraet Ho. 11, in Navarco County, Texes, ane being part of a \(3 \overline{5} .000\) ácres Lract convered in deed rros Joanaye cynthia stanton, Indepandentiy and as Execitrix os the Estate Gr J. C. Moore, Decessed, to \(J f\) F Fobinson Yeatures, ILC, datad Norcmeez 29, 200b, and recorded in Docurent. Namber 12418 , in the oficicial fublic fecords of Newarro County, Texas. Sas 10. 000 acros 3re mofe fuliy described as follons:
Begirning at a \(a\) - post previonsly set for the esst corne= of
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Thence north 75 degrees 35 minutes 15 seconcs west atong the Fightoof-way of zarm joad 2452 a distarce of 105.40 feet to T-gost trevicasly sit at the-beginning of a cusve to whe Fight:
Thence aleng the right-of-way and surve rhich bes a sedius of 2,952.43 fieser a extral argie of 05 degreas 33 minutes
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``` dejrees 49 minutes 27 Eeconas Fest 276.39 fejt zncian are langth of 236.50 feet to a T-tost provionsly set at the enf of the curve:
Thence norti 70 degzees 02 minutes 39 seannis yest along the こignt-oz-way a disiance af 172.79 fatt to ar T-post sat far corner:
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Thence souti 35 degress 09 minutes 18 seconds esst a
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Thenae south 28 degrees 41 minutes 33 seconis watis
dietamce of 184. 24 feet to a T-post set foz cc=nar;
Thencm south 19 aestees 59 minutきs 12 seconfs east 3
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``` boandary of the 363.00 ecres tract and in tha west
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Thence seuth 14 degrees 23 ralrutes as sedonts vest along the right-of-war a distence of 228 . 10 foet to the plece of beginning and containing 10.000 zeres of lane.
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