

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**Date:** May 8, 2018

FILED FOR RECORD  
at 12:00 P. M

**Deed of Trust:**

MAY 11 2018

**Date:** March 11, 2003

**Grantor:** STANLEY JOHNSON and ALLETA JOHNSON

Jane Jones, County Clerk  
DELTA COUNTY, TEXAS

**Grantor's County:** Delta

**Beneficiary:** HERITAGE LAND BANK, FLCA assigned to FIRST NATIONAL BANK OF WINNSBORO

**Trustee:** TED F. CONOVER

**Substitute Trustee:** RICHARD E. ROBERTS or CHERYL MOORE

**Recorded in:** Volume 255, Page 557, Official Public Records, Delta County, Texas

**Property:** 22.50 acres, 5 acres, 45 acres and 16.736 acres in the WILLIAM PICKENS SURVEY, ABSTRACT NO. 275; 48.6 acres (Less and Except 18.00 acres of land, more or less) and 10 acres in the J.P. BOYD SURVEY, ABSTRACT NO. 36; 115.5 acres (Less and Except 5.62 acres) in the J.P. BOYD SURVEY and the J.D. WRIGHT SURVEY, all in Delta County, Texas, being more fully described on EXHIBIT A, attached hereto and incorporated herein by reference.

**Date of Sale of Property:** Tuesday, June 5, 2018, at or within three hours after 11:00 a.m.

**Place of Sale of Property** (including County): On the steps on the East side of the Delta County Courthouse at 200 W. Dallas, Cooper, Delta County, Texas, or as the Commissioner's Court rules.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

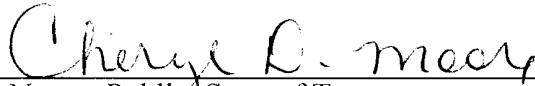


RICHARD E. ROBERTS, Substitute Trustee  
215 E. Goode  
Quitman, Texas 75783

STATE OF TEXAS

COUNTY OF WOOD

This instrument was acknowledged before me on May 8, 2018, by  
RICHARD E. ROBERTS.



Notary Public, State of Texas



Notary's Name (Printed)

Notary's Commission Expires

Notary's Business Phone No.

**EXHIBIT A**  
**PAGE 1 OF 4**

All that certain tract or parcel of land, a part of the William Pickens Survey in Delta County, Texas and a part of a 45 acre tract deeded by Floyd Jeter by Audley C. Jeter, et al, recorded in Volume 139, page 82-85, Deed Records and BEGINNING at a stake in the West boundary line of Highway No. 19, 2968 feet South and 50 feet West of the North East Corner of said W.M. Pickens Survey;

THENCE NORTH 70 deg. West 2133 feet a stake in the West boundary line of 116 acre tract formerly owned by W.H. Jeter;

THENCE SOUTH with W.B. line of said 45 acre tract 467.50 feet a stake;

THENCE SOUTH 70 deg. East 2133 feet a stake in the W.B. line of Highway No. 19, also W.B. line of said 45 acre tract;

THENCE NORTH with the W.B. line of said Highway No. 19, 467.50 feet to the place of beginning, containing 22.50 acres and it being the intention to convey the North one-half of said 45 acres as described in Volume 139, page 82-85, Deed Records of Delta County, Texas.

**FIELD NOTES**

Being situated in the William Pickens Survey, Abstract No. 275, Delta County, Texas and being a part of the land conveyed to Tead Michael Hossley by Leona Jeter Moseley by deed recorded in Volume 197 Page 291, Deed Records, Delta County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod in the west line of State Highway 12thma is North 317.5 feet from the southeast corner of said Jeter Tract and being North 889.5 feet from the south line of the 116 acre Jeter Tract;

THENCE North 150.0 feet to a 1/2" iron rod for corner and being South 3425.5 feet from the north line of said Pickens survey;

THENCE N 70.0° 0' W, a distance of 1545.25 feet to a 1/2" iron rod for corner;

THENCE South, a distance of 150.0 feet to a 1/2" iron rod for corner;

THENCE S 70° 0' E, a distance of 1545.25 feet to the point of beginning and containing 5.0 acres of land.

**EXHIBIT A**  
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All that certain tract or parcel of land apart of the Wm. Pickens Survey in Delta County, Texas and more particularly described as follows:

BEGINNING at a stake in W.B. line of Highway 19, 1683 feet South and 50 feet West of N.E. corner of said Pickens Survey;  
THENCE West 1991 feet the N.W. corner of 116 acre tract;  
THENCE South 690 feet a stake;  
THENCE South 70 degrees West 2133 feet a stake in W.B. line of Highway 19;  
THENCE North with W.B. line of Highway 19, 1285 feet place of beginning containing 45 acres more or less.

Being situated in the William Pickens Survey, Abstract No. 275, Delta County, Texas and being a part of the land conveyed to Fred Michael Moseley by Leona Jeter Moseley by deed recorded in Volume 197 Page 291, Deed Records Delta County, Texas and being more particularly described as follows:

BEGINNING at the southeast corner of said tract a  $\frac{1}{4}$ " iron rod for corner and lying in the west line of State Highway 19 and being North 574.0 feet from the south line of the 116 acre Jeter Tract;

THENCE North along said west line, a distance of 317.50 feet to a  $\frac{1}{4}$ " iron rod for corner and being South 2385.50 feet and along said west line from the north line of said Pickens survey;

THENCE N 70° 0' W, a distance of 1545.23 feet to a  $\frac{1}{4}$ " iron rod for corner;

THENCE North, a distance of 150.0 feet to a  $\frac{1}{4}$ " iron rod for corner;

THENCE N 70° 0' W, a distance of 602.15 feet to a  $\frac{1}{4}$ " iron rod for corner and lying in an existing fence line;

THENCE S 2° 01' 48" N along said fence, a distance of 461.54 feet to a  $\frac{1}{4}$ " iron rod for corner and lying in the south line of said tract;

THENCE S 70° 0' E along said south line, a distance of 2163.98 feet to the point of beginning and containing 15.735 acres of land.

# EXHIBIT A

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FIRST TRACT: 48.6/10 acres, more or less, a part of J.P. Boyd Survey Abstract 36, described as follows: BEGINNING at NE corner of Landers 22.33 acre tract and at a point on NBL of said Boyd Survey; THENCE SOUTH approximately 641 varas with EBL said Landers 22 acres, and continue South with EBL of O. Y. Jones 102 acre tract to NW corner of J.A. Blackwell 98 acre tract; THENCE EAST approximately 420 varas, with NBL of said J.A. Blackwell land to the SW corner of W.H. Jeter's Estate 10 acre tract; THENCE NORTH approximately 641 varas with WBL of said 10 acres and continue on North with WBL of McGuyer 40 acre tract to the NW corner of said McGuyer 40 acre tract and said corner being on the NBL of said Boyd Survey; THENCE WEST approximately 430 varas to the place of beginning and being same land described in deed from W.A. Thomason, et ux to W.H. Jeter, dated December 12, 1906, recorded in Volume 11, Page 629, Deed Records of Delta County, Texas, to which reference is hereby made for descriptive purposes.

SAVE AND EXCEPT AND LESS THE FOLLOWING:

### Field Notes - 18.00 Acres

Situated about 6.5 miles North 56° East from the City of Cooper, in the County of Delta, State of Texas, a part of a called 48.6 acre First Tract conveyed to Stan Johnson and wife Alleta Johnson by a Contract for Deed and recorded in Vol. 210, Page 669 of the Official Public Records of said County and State.

Beginning at a point in the center of County Road #4620 from which a 3/8" capped iron pin (HF 5699) set bears South 1°25'36" East a distance of 37.42' and a 3/8" iron pin set at the intersection of County Road #4620 and County Road #4624 bears East a distance of 1193.09', said beginning point being the Northwest corner of a called 38.4988 acre tract conveyed to Billy Gene Brandt by deed recorded in Vol. 160, Page 53 of the Deed Records of said County and State and being the Northeast corner of the 48.6 acre Johnson tract.

Thence West (reference bearing) along the center of County Road #4620 a distance of 1197.81' to the Northeast corner of a called 20.9 acre First Tract conveyed to Bobbie Lee Price by deed recorded in Vol. 155, Page 683 of said Deed Records and being the Northwest corner of the 48.6 acre tract;

Thence South 2°09'02" East passing a 3/8" capped iron pin (HF 5699) set at a distance of 46.92' and continuing on along fence for a total distance of 654.48' to a 3/8" capped iron pin (HF 5699) set in the East boundary line of a called 115.5 acre tract (less 5.62 acres) conveyed to Stanley Johnson and wife, Alleta Johnson by deed recorded in Vol. 247, Page 53 of said Official Public Records;

Thence South 89°43'58" East a distance of 1189.69' to a 3/8" capped iron pin (HF 5699) set in the West boundary line of the 38.4988 acre tract and being in the East boundary line of the 48.6 acre tract;

Thence North 1°25'36" West along a fence and passing a 3/8" capped iron pin (HF 5699) set at a distance of 622.34' and continuing on for a total distance of 659.77' to the point of beginning and containing 18.00 acres of land.

SECOND TRACT: 10 acres, more or less, part of J.P. Boyd Survey, Abstract 36, described as follows: BEGINNING at NE corner of J.A. Blackwell 98 acre tract and at a point on EBL of said Boyd Survey; THENCE NORTH 128 varas with EBL said Survey to SE corner of L.J. McGuyer 40 acre tract; THENCE WEST 441 varas with SBL of said McGuyer 40 acres to its SW corner and at a point on EBL of W.H. Jeter Estate 48.6 acre tract; THENCE SOUTH 128 varas with EBL of Jeter Estate 48.6 acre tract to its SE corner and at a point on NBL of said Blackwell land; THENCE EAST 441 varas with NBL of said Blackwell land to place of beginning and being same land described in deed from J.A. Jeter, et ux to W.H. Jeter, dated October 14, 1919, recorded in Volume 44, Page 267, Deed Records of Delta County, Texas to which records reference is hereby made for descriptive purposes.

EXHIBIT A  
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All that certain tract or parcel of land situated in Delta County, Texas, being a part of the J. P. Boyd Survey and J. D. Wright Survey and more fully described as follows: BEGINNING at a stake 38-9/10 poles South of the Northwest corner of said J. P. Boyd Survey; THENCE SOUTH 100 poles to the Northwest corner of J. D. Wright Survey continuing South in all 181-12/100 poles to a stake; THENCE EAST crossing the J. D. Wright East boundary line and J. P. Boyd's West boundary line at 24 poles in all East 102 poles to a stake; THENCE NORTH 181-12/100 poles to a stake; THENCE WEST 102 poles to the place of beginning, containing 102 acres more or less in J. P. Boyd Survey and 13-1/2 acres more or less in the J. D. Wright Survey; containing in entire tract 115-1/2 acres of land, more or less. Being same land described in deed from J. H. McKinney et ux to O. Y. James, dated June 18, 1925, as recorded in Volume 157, page 634, Deed Records of Delta County, Texas.

LESS AND EXCEPT <sup>104</sup> ~~5.62~~ Acres sold to the State of Texas for State Highway 19.