

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FEB 10 2020

DATE: February 10, 2020

PROMISSORY NOTE: Promissory Note, described as follows:

Original Date: April 28, 2018

Maker: Diana Dean Robinson

Payee: TCT Financial II, LLC, a Texas limited liability company

Amount: \$51,500.00

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: April 28, 2018

Grantor: Diana Dean Robinson

Original Trustee: Esther Bennett

Beneficiary: TCT Financial II, LLC, a Texas limited liability company

Recorded in: Document Number: 208851, at Volume 1964, Page 660 *et. seq.* of the Official Public Records of Panola County, Texas, and as Document Number: 185863, at Volume 3567, Page 103 *et. seq.* of the Official Public Records of Rusk County, Texas.

LENDER: TCT Financial II, LLC, a Texas limited liability company

BORROWER: Diana Dean Robinson

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on **Exhibit A** attached hereto.

SUBSTITUTE TRUSTEE: Sheryl LaMont, Robert LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Kelly Goddard, or Michael B. Franklin

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY AmcDonald DEPUTY

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Hallett & Perrin, P.C.
1445 Ross Avenue, Suite 2400
Dallas, Texas 75202
Attn: Michael B. Franklin

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 3, 2020, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The foyer of the North Main Street entrance of the Rusk County Courthouse, located at 115 North Main Street, Henderson, Texas 75652, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Rusk County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Rusk County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 State, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

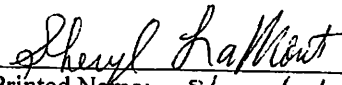

Printed Name: Sheryl LaMont 02-10-20
Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"

<u>Lease</u>	<u>Abstract</u>	<u>Survey</u>
BOX GAS UNIT	121, 387	LINDSEY, C; COUGHRAM, J
HARVEY, ANNIE GAS UNIT	597	STRICKLAND, M
HEMBY, T.G. GAS UNIT	221	GOODEN, W
MAXWELL GAS UNIT	272	HAMILTON, W
PORTER	80, 100, 221, 244, 405, 459	GOODEN, W; BOWLS, J; GRANT, M
TXU TATUM GAS UNIT NO. 1	564	REEL, J
ARMSTRONG, IONA FAYE GAS UNIT	378	HUDSON, J
ARNDT	15	JACKSON, T J
BASSETT, WILLIAM P. GAS UNIT	504	LANE, R L
HARRELL GAS UNIT	574, 656	ROGERS, B; MILLER, A
HEMBY GAS UNIT	526	MARTIN, D
HOLTZCLAW GAS UNIT	26, 42	O'BAR, T; WALLING, J
HOWARD "A"	215	CASH, J A
KANGERGA, MICHAEL GAS UNIT	160	CORTINAS, D
MARCH-DICKEY GAS UNIT	44	WILLIAMS, T
MILLER, FREEMAN GAS UNIT #2	669	RICE, W
MIMS	602	NIETO, J
MORRIS, ROBERT UNIT		
PALMER	630	PATTERSON, R
RETTIG	170	CHISUM, E SR
SANDERS	19	MC CLAIN, J
SPRADLIN	650	PEVYHOUSE, J
TATUM /CRANE/ UNIT	17, 26, 42	LEE, I; WALLING, J; O'BAR, T
THORNTON, HENRY GAS UNIT	411	HICKS, I
TRAWICK GU 54		
WALLACE, J GU	257, 825, 843	WILLSHIRE, T L; WALKER, M; DRESSLER, C F
WHEELER	129	BOND, S
WILSON, J. B. GU	547	MC ANULTY, R

Tract A:

38.00 acres of land, more or less, being a part of the R.A. Cole Survey, A-193, Rusk County, Texas, being the same land described in that certain Warranty Deed dated August 18, 1951 from D.E. Gossett and F.E. Honeycutt to C.O. Pollard, recorded in Volume 480, page 26, of the Deed Records of Rusk County, Texas.

Tract B:

46.27 acres (called 53.75 acres), more or less, situated in the J.B. Camp Survey, A-186, Rusk County, Texas, being the same land described in that certain Warranty Deed with Vendor's Lien dated August 3, 1994, from Jack Hawkins and wife, Barbara Hawkins, to Hubert Jordan and wife, Dorothy Jordan, recorded in Volume 1877, Page 360, Land Records, Rusk County, Texas.

Tract C:

LEGAL DESCRIPTION

155.85 acres tract or parcel of land situated in the William Jacobs Survey, A-464, Rusk County, Texas and described by meets and bounds in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in the Fourth Judicial District Court in and For Rusk County, Texas as five Parcels of land.

PARCEL ONE: 25.75 acre tract of land, in two tracts of 18.0 acres and 9.75 acres, more or less, situated in the William Jacobs Survey, A-464, Rusk County, Texas and being described as Parcel One in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in The Fourth Judicial District Court in and For Rusk County, Texas.

PARCEL TWO: 39.00 acre tract of land, more or less, situated in the William Jacobs Survey, A-464, Rusk County, Texas and being described as Parcel Two in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in The Fourth Judicial District Court in and For Rusk County, Texas.

PARCEL THREE: 33.02 acre tract of land, more or less, situated in the William Jacobs Survey, A-464, Rusk County, Texas and being described as Parcel Three in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in The Fourth Judicial District Court in and For Rusk County, Texas.

PARCEL FOUR: 31.08 acre tract of land, more or less, situated in the William Jacobs Survey, A-464, Rusk County, Texas and being described as Parcel Four in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in The Fourth Judicial District Court in and For Rusk County, Texas.

PARCEL FIVE: 27.0 acre tract of land, more or less, situated in the William Jacobs Survey, A-464, Rusk County, Texas and being described as Parcel Five in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Lainell M. White, et al VS Dorothy Norman, et al in The Fourth Judicial District Court in and For Rusk County, Texas.

Tract D:

A 0.50 tract of land, more or less and described as all that Lot or Parcel of land of the Thomas J. Jackson Survey, A-15, Rusk County, Texas, about six miles south from the town of Henderson and described as follows: Beginning at the S.E.C. of the 12.9 acre tract bought from Clyde Haden: thence North 215 feet to corner; thence West 100 feet to corner; thence South 215 feet to corner; thence East 100 feet to the place of beginning and being the same lot or parcel of land conveyed by U. E. Benson, et ux to O. G. Rogers by deed of record in Volume 264 at Page 167-8, Deed Records of Rusk County, Texas, and being the same tract of land conveyed by J. S. Porter, et ux, to Tull Duncan by deed dated March 22, 1944, recorded in Volume 375, Page 352 of the Deed Records of Rusk County, Texas, to which reference is made for all purposes. Reference is being made herein to the Mineral Deed from Dawson George, Grantor to A. E. Dean, Grantee, dated April 16, 1956 and recorded in Volume 584, Page 30, records of Rusk County, Texas.

Tract E:

A 12.4 acre tract of land being part of that certain 12.9 acre tract or parcel of land, situated in the T. J. Jackson Survey, A-15, Rusk County, Texas, about 7 miles southeast from the town of Henderson, and being more particularly described as follows: BEGINNING at a corner on the EBL of the said Jackson Survey, 1350 vrs. N. from the SEC of same, a P.O. 10" in dia. brs. S 53 deg. E. 3 vrs., a pine 20" in dia. brs. N. 5 deg. W. 10 vrs; THENCE N. with the EBL of said Survey, 540 vrs. to a stake, a P. O. 20" in dia. for witness tree; THENCE W. 135 vrs. to a corner, a stake; THENCE S. 540 vrs. to a stake for a corner on the SBL of a tract of land sold to Clyde Hayden by T. J. Arnold; THENCE E. 135 vrs. to the PLACE OF BEGINNING, containing 12.9 acres of land, more or less, and being the same land described in that certain deed from Clyde Hayden and wife, to U. E. Benson, dated July 25, 1916, and recorded in Vol. 87, Page 499, of the Deed Records of Rusk County, Texas LESS AND EXCEPT a 0.50 tract of land, more or less and described as all that Lot or Parcel of land of the Thomas J. Jackson Survey, A-15, Rusk County, Texas, about six miles south from the town of Henderson and described as follows: Beginning at the SEC of the 12.9 acre tract bought from Clyde Haden: thence North 215 feet to corner; thence West 100 feet to corner; thence South 215 feet to corner; thence East 100 feet to the place of beginning and being the same lot or parcel of land conveyed by U. E. Benson, et ux to O. G. Rogers by deed of record in Volume 264 at Page 167-8, Deed Records of Rusk County, Texas, and being the same tract of land conveyed by J. S. Porter, et ux, to Tull Duncan by deed dated March 22, 1944, recorded in Volume 375, Page 352 of the Deed Records of Rusk County, Texas, to which reference is made for all purposes.

Reference is herein being made to the Mineral Deed from Charlie Reynolds and Vivian Reynolds, his wife, the heirs of U. E. Benson, Grantor to W. S. York and A. E. Dean, Grantee, dated October 19, 1954 and recorded in Volume 537, Page 332 and Mineral Deed from Floyd Allen and wife, Minnie L. Allen, heirs of U. E. Benson, Grantor to W. S. York and A. E. Dean, Grantees, dated October 20, 1954 and recorded in Volume 537, Page 330 and Mineral Deed from I. D. Benson and wife Ruth Benson; and James O. Reynolds and Esterlee Reynolds, Grantors to W. S. York and A. E. Dean, Grantees, dated October 26, 1954 and recorded in Volume 538, Page 81, all in the records of Rusk County, Texas.

Tract F:

Tract # 1: 47.253 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas being a portion of a 138.5 acre tract of land described as Second Part, Second Tract in that certain Partition Deed dated July 28, 1948 between D. W. March, Jr. and W. T. March, recorded in Volume 424, Page 259 of the Deed Records of Rusk County, Texas SAVE AND EXCEPT THE FOLLOWING FOUR TRACTS OF LAND: 1) 51.86 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas, being described as and a portion of Tract # 1: containing 55.04 acres of land, more or less in that certain Warranty Deed dated October 14, 1993 from Myron I. Dickey to Douglas Henry Dickey recorded in Volume 1838, Page 553 of the Land Records of Rusk County, Texas and 2) 3.18 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas and being the same land described in that certain Warranty Deed dated July 30, 1977 from Myron I. Dickey and wife, Rosemary Dickey to Robert L. Yarbrough and wife Edith Yarbrough recorded in Volume 1062, Page 208 of the Deed Records of Rusk County, Texas and 3) 18.25 acres of land, more or less, situated in the Thomas Williams Survey, A-44 Rusk County, Texas and being the same land described in that certain Warranty Deed dated July 16, 1951 from D.W. March, Jr. to Kelly Parker and wife, Effie Parker, recorded in Volume 470, Page 439 of the Deed Records of Rusk County, Texas and 4) 17.957 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas being the Western portion of a 51.17 acre tract of land described in that certain Warranty Deed dated May 18, 1970 from W.T. March and wife Elizabeth Emma March to Myron I. Dickey and wife, Rosemary Dickey recorded in Volume 910, Page 466 of the Deed Records of Rusk County, Texas, leaving 47.253 acres of land, more or less described herein.

Tract # 2: 51.17 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas, and being the same land described in that certain Warranty Deed dated May 18, 1970 from W.T. March and wife Elizabeth Emma March to Myron I. Dickey and wife, Rosemary Dickey recorded in Volume 910, Page 466 of the Deed Records of Rusk County, Texas.

Tract # 3: 51.86 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas, being described as and a portion of Tract # 1: containing 55.04 acres of land, more or less in that certain Warranty Deed dated October 14, 1993 from Myron I. Dickey to Douglas Henry Dickey recorded in Volume 1838, Page 553 of the Land Records of Rusk County, Texas, SAVE AND EXCEPT: 3.18 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas and being the same land described in that certain Warranty Deed dated July 30, 1977 from Myron I. Dickey and wife, Rosemary Dickey to Robert L. Yarbrough and wife Edith Yarbrough recorded in Volume 1062, Page 208 of the Deed Records of Rusk County, Texas, leaving 51.86 acres of land, more or less described herein.

Tract # 4: 3.18 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas and being the same land described in that certain Warranty Deed dated July 30, 1977 from Myron I. Dickey and wife, Rosemary Dickey to Robert L. Yarbrough and wife Edith Yarbrough recorded in Volume 1062, Page 208 of the Deed Records of Rusk County, Texas.

Tract # 5: 110.787 acres of land, more or less, situated in the Thomas Williams Survey, A-44, Rusk County, Texas being described as and a portion of the same land awarded to D.W. March, Jr., as Second Part, First Tract; containing 144.0 acres of land, more or less in that certain Partition Deed dated July 28, 1948 between W.T. March and D.W. March, Jr., recorded in Volume 424, Page 259 of the Deed Records of Rusk County, Texas, SAVE AND EXCEPT: 33.213 acres of land, more or less, being the East portion of a 51.17 acre tract of land, more or less, described in that certain Warranty Deed dated May 18, 1970 from W.T. March and wife Elizabeth Emma March to Myron I. Dickey and wife, Rosemary Dickey recorded in Volume 910, Page 466 of the Deed Records of Rusk County, Texas, leaving 110.787 acre of land, more or less described herein.

Tract # 6: 18.25 acres of land, more or less, situated in the Thomas Williams Survey, A-44 Rusk County, Texas and being the same land described in that certain Warranty Deed dated July 16, 1951 from D.W. March, Jr. to Kelly Parker and wife, Effie Parker, recorded in Volume 470, Page 439 of the Deed Records of Rusk County, Texas.

Tract G:

First Tract: Being 69.30 acres, more or less, situated in the SAM LUTHER SURVEY, A-496, Rusk County, Texas and being the same land more fully described in that Deed Dated November 17, 1917 from J. H. Wallace to Levi Morrison, Recorded in Volume 95, Page 450 of the Deed Records of Rusk County, Texas.

Second Tract: Being 11.00 acres, more or less, situated in the M. F. HEUGAS SURVEY A-14, Rusk County, Texas and being the same land more fully described in a Deed Dated September 29, 1920 from J. B. March and D. W. March to Levi Morrison and Recorded in Volume 113, Page 358 of the Deed Records of Rusk County, Texas.

Third Tract: Being 12.00 acres, more or less, situated in the M. F. HEUGAS SURVEY A-14, Rusk County, Texas and being the same land more fully described in a Deed Dated November 10, 1925 from D. W. March and J. B. March to Levi Morrison and Recorded in Volume 129, Page 135 of the Deed Records of Rusk County, Texas.

Fourth Tract: Being 53.10 acres, more or less, situated in the M. F. HEUGAS SURVEY A-14, Rusk County, Texas and being the same land more fully described in a Deed Dated July 1, 1928 from D. W. March and J. B. March to Levi Morrison and Recorded in Volume 143, Page 6 of the Deed Records of Rusk County, Texas.

Fifth Tract: Being 50.00 acres, more or less, situated in the M. F. HEUGAS SURVEY A-14, Rusk County, Texas and being the same land more fully described in a Deed Dated October 15, 1923 from D. W. March and J. B. March to John Neal and Recorded in Volume 124, Page 165 of the Deed Records of Rusk County, Texas.

Tract H:

96.5 acres of land, more or less, located in the Elijah Talbert Survey, A-788, and the Bartlett Sims Survey, A-758, Rusk County, Texas, being more fully described in a deed dated October 19, 1943, from J. C. Stroud to A. E. Dean, as recorded in Volume 372, Page 361, Deed Records of Rusk County, Texas.

Tract I:

158.3 acres of land, more or less, in the Robert Howard Survey, A-388, Rusk County, Texas, and being more particularly described in a Mineral and Royalty Deed executed by Thomas Hays to S. C. Cox, et al dated February 10, 1961, Volume 717, Page 409 Deed Records of Rusk County, Texas and also described in a Mineral and Royalty Deed executed by Alva M. Hays, et al to S. C. Cox, et al, dated February 11, 1961 Volume 715, Page 342 Deed Records of Rusk County Texas.

Tract J:

Tract 1: 75.0 acres, more or less, out of the Samuel Bond Survey, A-129, Rusk County, Texas, being the land described as the first tract in Mineral Deed dated September 9, 1954, from Curtis Gaddy, et ux to W. S. York, recorded in Volume 534, Page 50 of the Deed Records of Rusk County, Texas.

Tract 2: 41.03 acres, more or less, out of the Joseph English Survey, A-265, Rusk County, Texas, being the land described as the second tract in Mineral Deed dated September 9, 1954, from Curtis Gaddy, et ux to W. S. York, recorded in Volume 534, Page 50 of the Deed Records of Rusk County, Texas.

Tract K:

450.0 acres of land, more or less, being located in the William Reagan Survey, Abstract # 30 and Silvanus Everett Survey, Abstract # 274, Rusk County, Texas, and being the same tract of land described in that certain Mineral Deed dated March 25, 1949, from H. D. Ham and wife, Ham to A. E. Dean & W. S. York, and recorded in Volume 432, Page 142 of the Deed Records of Rusk County, Texas;

Tract L:

31.60 acres, more or less, situated in the J. M. Martinez Sy., A-23, and the W. Reagan Sy., A-30, in Rusk County, Texas, and being the same land described in Special Warranty Deed dated January 28, 2004 from Boyd R. Morris et ux to Frank Ampe et ux and recorded in Volume 2446, Page 23 of the Official Public Records of Rusk County, Texas. Reference to the above listed instrument, and the record thereof, is herein made for descriptive purposes only.

Tract M:

13.016 acres of land, more or less, a part of the E. McClure Survey, A-573, Rusk County, Texas, being the same lands more fully described in that certain Mineral Deed dated October 1, 1960, from A. E. Dean to S. C. Cox, as recorded in Volume 703, Page 151 of the Deed Records in Rusk County, Texas.

Tract N:

100 acres, more or less, in the Jose Nieto Survey, A-602, Rusk County, Texas, and being the same land described in a Deed from W. E. Wylie to W. W. Smith dated April 26, 1944, and recorded in Volume 573, Page 620 of the Deed Records of Rusk County, Texas.

Tract O:

5.25 acres of land, more or less, a part of the Issac Culbreath Survey, A-927, and D. W. Reeves Survey, A-693, more fully described in that certain Deed, dated November 22, 1924, from J. J. Sinclair to J. B. Harrell, recorded in Volume 385, Page 288 of the Deed Records, Rusk County, Texas.

Tract P:

Tract 1: Being 75.0 acres, more or less, out of the Samuel Bond Survey, A-129, Rusk County, Texas, being the same land described as Tract One in that certain Mineral Deed dated September 9, 1954, from Curtis Gaddy and wife, Ida Mae Gaddy to W. S. York and A. E. Dean and recorded in Volume 691, Page 159, of the Deed Records of Rusk County, Texas.

Tract 2: Being 41.03 acres, more or less, out of the Joseph English Survey, A-265, Rusk County, Texas, being the same land described as Tract Two in that certain Mineral Deed dated September 9, 1954, from Curtis Gaddy and wife, Ida Mae Gaddy to W. S. York and A. E. Dean and recorded in Volume 691, Page 159, of the Deed Records of Rusk County, Texas.

Tract Q:

Being 57.87 acres, more or less, out of the Maria S. Gonzalez Survey, A-12, Rusk County, Texas, being a tract of 35.50 acres, more or less, a tract of 21.87 acres, more or less, and a tract of 0.50 acres, more or less, AND BEING the same land described in that certain Mineral Deed dated April 8, 1960, from S. C. Cox to A. E. Dean and recorded in Volume 691, Page 159, of the Deed Records of Rusk County, Texas.

Tract R:

155.85 acres of land situated in the William Jacobs Survey, A-464, Rusk County, Texas, and being described in three tracts:

Tract One: Part of a called 108 acre tract described in a Deed dated December 8, 1913, from J.C. Hickey to William Mathis recorded in Volume 78, Page 184 of the Deed Records of Rusk County, Texas

Tract Two: All of a called 26.25 acre tract described in a Deed dated January 20, 1923, from I.P. Windle to William Mathews recorded in Volume 119, Page 478 of the Deed Records of Rusk County, Texas

Tract Three: All of a called 40 acre tract described in a Deed dated November 14, 1891 from Charles Rankine, et al to Sudie Mathews recorded in Volume 40, Page 296 of the Deed Records of Rusk County, Texas, and described by metes and bounds in that certain Partition Deed dated January 12, 1988 in Cause No. 85-542 styled Linnell M. White et al VS Dorothy Norman, et al in the Fourth Judicial District Court in and for Rusk County, Texas.

Tract S:

28.65 acres, more or less, a part of the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated November 3, 1977, from Odessa Jones and wife to Henderson Clay Products, Inc., recorded in Volume 1074, Page 793 of the Deed Records of Rusk County, Texas; AND 6.39 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated November 24, 1971, from John T. Jones and wife to Henderson Clay Products, Inc., and recorded in Volume 937, Page 231 of the Deed Records of Rusk County, Texas; AND 12.71 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated November 24, 1971, from Odessa Jones and wife to Henderson Clay Products, Inc., and recorded in Volume 937, Page 235 of the Deed Records of Rusk County, Texas.

9.55 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Partition Deed dated February 5, 1971, as "Eleventh Tract" from Lamarcus Jones, et al to Randolph Jones, et al and recorded in Volume 927, Page 39 of the Deed Records of Rusk County, Texas.

9.55 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated March 5, 1993, from Etta C. White to Christopher Jones and wife and recorded in Volume 1814, Page 567 of the Deed Records of Rusk County, Texas.

14.325 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated October 19, 1977, from Odessa Jones and wife to Osira D. Roberts and recorded in Volume 1070, Page 160 of the Deed Records of Rusk County, Texas.

14.325 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated October 19, 1977, from Odessa Jones and wife to William Brown and recorded in Volume 1070, Page 163 of the Deed Records of Rusk County, Texas.

14.33 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described as Tracts Third, Fourth, Fifth, Sixth and Seventh in that certain Partition Deed dated February 5, 1971, from Lamarcus Jones, et al to Yvonne Jones, et al and recorded in Volume 927, Page 39 of the Deed Records of Rusk County, Texas. LESS AND EXCEPT: 14.325 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated October 19, 1977, from Odessa Jones and wife to Osira D. Roberts and recorded in Volume 1070, Page 160 of the Deed Records of Rusk County, Texas; AND LESS AND EXCEPT: 14.325 acres, more or less, in the Hugh Millikin Survey, A-535, more particularly described in that certain Warranty Deed dated October 19, 1977, from Odessa Jones and wife to William Brown and recorded in Volume 1070, Page 163 of the Deed Records of Rusk County, Texas.

4.78 acres, more or less, in the Hugh Millikin Survey, A-535, Rusk County, Texas, and being more particularly described in that certain Partition Deed dated February 5, 1971, from Lamarcus Jones, et al to Jesse T. Jones and recorded in Volume 927, Page 39 of the Deed Records of Rusk County, Texas.

9.55 acres, more or less, in the Hugh Millikin Survey, A-535, Rusk County, Texas, and being more particularly described in that certain Partition Deed dated February 5, 1971, from Lamarcus Jones, et al to Lamarcus Jones and recorded in Volume 927, Page 39 of the Deed Records of Rusk County, Texas.

Tract T:

286.85 acres of land, more or less, a part of the William Reagan Survey, A-30, and the Silvanus Everett Survey, A-274, Rusk County, Texas, being more particularly described as follows, to-wit:
450.00 acres of land, more or less, being the same land described in a deed from D. C. Baines and Guy Baines, Executors of the Will of Augusta Baines, Deceased to H. D. Ham, dated May 24, 1940, and being recorded in Volume 345, Page 147 of the Deed Records of Rusk County, Texas, LESS AND EXCEPT that certain 163.15 acres of land, more or less, being all that portion of the above described tract of land lying inside the Trawick Gas Unit No. 47 in Rusk and Nacogdoches Counties, Texas, being more fully described in that certain Unit Designation as amended, dated September 30, 1955, and being recorded in Volume 515, Page 332 of the Deed Records of Rusk County, Texas and in Volume 84, Page 356 of the Deed Records of Nacogdoches County, Texas, LEAVING 286.85 acres described herein.

Tract U:

and that may be produced and saved from the ...
and State of Texas, to-wit: All that certain tract or parcel of land, situated about 16 miles SW from Henderson in Rusk County, Texas, being a part of the C. A. McKay and Abner Nail Surveys, fully described in said Deed recorded on pages 101-2, Volume 127, in the Deed from Ben Starling to Sam Patton, dated December 7, 1915 and recorded in Vol. 84, pg. 172, Deed Records of Rusk County, Texas to which deed and records reference is here made for all purposes. Said land being 100 acres and being the same land conveyed and released unto D.R. Harris, Administrator of the Estate of Sam Patton, Deceased by John McAllister and wife, Laura McAllister by instrument dated the 14th day of May, A.D., 1926 (6) filed for record on the 15th day of May, A.D. 1926, and recorded in Vol. 127, pg. 287, Deed Records of Rusk County, Texas, and also being the same tract of land described in deed from B.T. Crawford and wife, Mrs. Eunice Crawford to Curtis Hall, recorded in Vol. 377 pg. 212 et seq., Deed Records of Rusk County, Texas, to which record reference is hereby made for all purposes. It is our intention to deed all our interest in this to Eddie Dean and Diana Dean Robinson equally, together with the right of ingress and egress at all times for purpose of mining, drilling and exploring said lands for oil, gas and other minerals and privileges hereby granted

Tract V:

42.26 acres, more or less, out of the Wesley Goodwin Survey, A-221, Panola County, Texas and being the same land described in a Warranty Deed dated January 3, 1866 from M. M. Williamson to Marion William Sipes, et ux and recorded in Volume 484, Page 336 of the Deed Records in Panola County, Texas.

Tract W:

183.2 Acres of land, more or less, out of the Mary Strickland Survey, A-597, and the Simeon Walker Survey, A-713, Panola County, Texas, described in three tracts as follows:

TRACT 1: 55 acres, more or less, a part of the Mary Strickland Survey, A-597, and the Simeon Walker Survey, A-713, and being the same land described as Lot #2 out of Block 1 in that certain Judgement dated June 13, 1932, between E. M. Williams, et al. vs. Mrs. Faith Williams, et al, recorded in Volume 335, Page 356, of the Deed Records of Panola County, Texas.

TRACT 2: 58 acres, more or less, a part of the Mary Strickland Survey, A-597, and the Simeon Walker Survey, A-713, and being the same land described as Lot #1 out of Block 2 in that certain Judgement dated June 13, 1932, between E. M. Williams, et al. vs. Mrs. Faith Williams, et al, recorded in Volume 335, Page 356, of the Deed Records of Panola County, Texas.

TRACT 3: 70.2 acres, more or less, a part of the Mary Strickland Survey, A-597, and being the same land described as Lots #2 and #3 out of Block 2 in that certain Judgement dated June 13, 1932, between E. M. Williams, et al. vs. Mrs. Faith Williams, et al, recorded in Volume 335, Page 356, of the Deed Records of Panola County, Texas.

Tract X:

31.25 acres, more or less, lying and being situated in the James Reel Survey, Abstract 564, Panola County, Texas, and being more particularly described in that Certain Warranty Deed dated June 23, 1955 from R. A. (Gus) Sphraler to Miss Paula Kirkley and recorded in Volume 375, Page 395 of the Deed Records of Panola County, Texas.