

CITATION BY PUBLICATION

CAUSE NO. 2016-359

PATRICIA MAPPS AND *
BRENDA CLAYTER *
Plaintiffs *

*

vs. *

*

BARBARA A. EDWARDS *
BLACK-OLAJIDE, ET AL *
Defendants *

IN THE DISTRICT COURT

RUSK COUNTY, TEXAS,

4th JUDICIAL DISTRICT

TO: CHERYL YOUNG MAYFIELD, DEFENDANT - GREETING

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 am on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you."

You are hereby commanded to appear by filing a written answer to Plaintiffs' First Amended Petition at or before 10:00 o'clock A.M. on the Monday next after the expiration of 42 days after the date of issuance of this citation the same being Monday, 7th day of September, 2020, before the Honorable District Court of Rusk County, at the Courthouse in said County in Henderson, Texas. Said Plaintiffs Original Petition was filed in said court on the 15th day of December, 2016 in the above entitled cause.

A brief statement of the nature of this suit is as follows, to-wit: PLAINTIFF'S ORIGINAL PETITION was filed in the above referenced cause to partition the fee simple interests in the surface estate, only, in certain real estate, situated in Rusk County, Texas, held by Plaintiffs and Defendants, as co-owners, as follows:

TRACT ONE:

All that certain tract or parcel of land being a part of the James Langham Survey of land being situated about 13 miles North East of the town of Henderson, Rusk County, Texas, being a part of the 50 acre tract owned by Terrell Mapps at his death, bounded as follows:

BEGINNING at the North East corner of Claude Mapps, 10 acres tract, being 141 varas East of the North West corner of the said Terrell Mapps 50 acre tract. also being on the South line of the Jeff Menefee tract;

THENCE East 258 varas to the North East corner of said 50 acre tract;

THENCE South along the West line of Arthur Mapps 50 also being the N. W. corner of 50 acre tract of Arthur Mapps acre tract 736 varas to the South East corner of the first above mentioned 50 acre tract, also being the South West corner of the Arthur Mapps 50 acre tract;

THENCE West along the South line of the said Terrell Mapps 50 acre tract 253 varas to the South East corner of the Laura Ellis 8 acre tract;

THENCE North 736 varas along the East lines of Laura Ellis 8 acre tract and Claude Mapps 10 acre tract to the place of beginning, containing 32 acres more or less.

SAVE AND EXCEPT:

All that certain 4.00 acre tract or parcel of land situated in the JAMES LANGHAM SURVEY A-483, Rusk County, Texas; located about 12 miles N 53 E from the City of Henderson and being a part of the 32 acre tract of land conveyed to Arthur Mapps by Georgia Mapps et al in deed dated April 29, 1931, and recorded in Volume 172, page 575 of the Deed Records of Rusk County, Texas; metes and bounds as follows:

BEGINNING at a steel spike set in the center of State Highway 43 on the EBL of said 32 acre tract being N 2 deg. 02 min. E 476.4 feet from its SEC;

THENCE N 2 deg 02 min. E along EBL of said 32 acre tract, at 62.1 feet a 1/2 inch iron pipe set in Rdwy. fence, and in all 610.53 feet to a 1/2 inch iron pipe;

THENCE N 87 dg 58 min. W 251.75 feet to a Yz inch iron pipe;

THENCE S 2 deg. 02 min. W 773.7 feet to a steel spike set in the center of said Hwy . from which a Yz inch iron pipe set in Rdwy. fence bears N 2 deg. 02 min. E 76.7 feet;

THENCE N 59 deg. 05 min. E, along the center of said Hwy .. 300.0 feet to the place of beginning, containing 4.00 acres of land.

TRACT TWO:

All that certain tract or parcel of land situated in the W. W. FRIAR SURVEY, A- 282, Rusk County, Texas, and being 8.68 acres out of the Arthur Mapps Estate called 50 acres (actual 52.1 acres) as described in deed from G. H. Adams dated August 9, 1907, and recorded in Vol. 59, Page 411, of the Deed Records of Rusk County, Texas, and more particularly described as follows:

BEG INN ING at a 3/4" iron rod on S line of Arthur Mapps Estate called 50 acres, same being N line of Leon Isaac tract and being S 89 deg. 57 min. W 491.4 feet from SEC of said called 50 acres:

THENCE N 1 deg. 32 min. E along W line of Glen Mapps 5.79 acres, 1,680.8 feet to a 3/4" iron rod for comer on N line of said called 50 acres;

THENCE N 86 deg. 55 min. W along said N line 224.0 feet to a 3/4" iron rod for comer;

THENCE S 1 deg. 32 min. W along E line of Effie Mapps Davis. 5.79 acres, 1,693.1 feet to a 3/4" iron rod for corner on S line of said called 50 acres;

THENCE N 89 deg. 57 min. E along said S line 224.0 feet to point of beginning and containing 8.68 acres of land.

TRACT THREE:

All of that certain tract or parcel of land situated in the W. W. FRIAR SURVEY, A- 282, Rusk County, Texas, and being 6.51 acres out of the Arth u r Mapps Estate called 50 acres (actual 52.1 acres) as described in deed from G. H. Adams dated August 9, 1907, and recorded in Vol. 59, Page 411, Deed Records of Rusk County Texas, and more particularly described as follows:

BEGINNING at a 3/4" iron rod on S line of Arth ur Mapps Estate called 50 acres, same being N line of the Leon Isaac tract and being S 89 deg. 57 min. W 171.0 feet from SEC of said called 50 acres:

THENCE N 1 deg. 32 min. E along W line of Harvey Mapps 6.51 acres, 1,663.3 feet to a

3/4" iron rod for corner on N line of said called 50 acres;

THENCE N 86 deg. 55 min. W along said N line 170.0 feet to a 3/4" iron rod for corner;

THENCE S 1 deg. 32 min. W along E line of Glen Mapps 5.79 acres, 1,672.6 feet to a 3/4" iron rod for corner on S line of said called 50 acres;

THENCE N 89 deg. 57 min. E along said S line 170.0 feet to point of beginning and
CONTAINING 6.51 acres of land.

Issued and given under my hand and seal of said Court at Henderson, Texas, this 20th day of July 2020.

Attorney for Plaintiff or Plaintiff:

David P. Brown

134 N. Marshall Street Henderson, Texas 75652

Clerk of the Court:

Terri Pirtle Willard