

Walker County Title Co.  
1224 University Ave.  
Huntsville, Texas 77340

GF# 2019 08 0994

*Karen Estate*

DESIGNATION OF HOMESTEAD  
AND  
AFFIDAVIT OF NONHOMESTEAD

RECORDATION REQUESTED BY:

First Financial Bank, N.A.  
Huntsville Main Office  
33 State Highway 75 North  
Huntsville, TX 77320-3863

WHEN RECORDED MAIL TO:

First Financial Bank, N.A.  
Credit Department  
P. O. Box 2569  
Abilene, TX 79604-2569

SEND TAX NOTICES TO:

Frank J. Robinson, III  
312 JENKINS RD  
HUNTSVILLE, TX 77320-1446

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



\*#####%1145%10282019%#####\*

STATE OF TEXAS

COUNTY OF

Walker

DATE: October 28, 2019

AFFIANT: Frank J. Robinson, III

AFFIANT'S HOMESTEAD PROPERTY:

See Exhibit "A" attached hereto and made a part hereof.

**HOMESTEAD STATUS:** Affiant's Homestead Property is the homestead of a single adult.

HOMESTEAD NUMBER OF ACRES: 10.93 acres

HOMESTEAD CURRENT RECORD TITLE HOLDER: Frank J. Robinson, III

AFFIANT'S NONHOMESTEAD PROPERTY: The following described real property located in WALKER County, State of Texas:

Being 32.380 acres of land out of a called 122.0 acre tract according to the recorded deed thereof in Volume 41, Page 521 and Volume 99, Page 637 of the Deed Records of Walker County, Texas.. also located in the Wiley Parker Survey, A-37, Walker County, Texas, said 32.380 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron rod found for the southwest corner of said 122.0 acres and the southwest corner of the herein described tract, point also being the northwest corner of a called 50.64 acre tract as described in Volume 1327, Page 347 of the Official Property Records of Walker County, Texas, from this point a 1-1/2" iron pipe found bears N89°16'50"E, 2.49', point having a Texas State Plane Coordinate of N-10.267.751.96700.E3.794.115.98600. Central Zone (4203), NAD83;

THENCE North 02 degrees 30 minutes 20 seconds West, with the west line of said 122.0 acre tract, a distance of 871.27 feet to a 2" iron pipe found for the northwest corner of herein described tract from which a fence corner post bears N80°14'16"E, 3.89',

THENCE North 86 degrees 40 minutes 10 seconds East, with a fence, a distance of 1,584.16 feet to a 6/8" iron rod set for the northeast corner of herein described tract, point lying in the west line of a called 19.92 acre tract (Tract 2) as described in Volume 976, Page 212 of the Official Records of Walker County, Texas;

THENCE South 03 degrees 13 minutes 55 seconds East, with the west line of said 19.92 acres, with the west line of a called 3.28 acre tract as described in Volume 976, Page 212 of the Official Records of Walker County, Texas, also with the most northerly west line of a 906.29 feet to a 5/8" iron rod found for the southeast corner of herein described tract;

THENCE South 88 degrees 21 minutes 26 seconds West, with the north line of said 19.89 acre tract, a distance of 536.40 feet to a 5/8" iron rod found for the northwest corner of said 19.89 acre tract, the northeast corner of said 50.64 acre tract, and an angle point of herein described tract from which a 1/2" iron rod found bears N14°16'41"W, 1.03'

THENCE South 87 degrees 51 minutes 50 seconds West, with the north line of said 50.64 acre tract, a distance of 1,059.20 feet to the POINT OF BEGINNING and containing 32.380 acres of land.

The Real Property or its address is commonly known as BEING 32.380 ACRES OF LAND OUT OF A CALLED 122.0 ACRE TRACT ACCORDING TO THE RECORDED DEED THEREOF IN VOLUME 41, PAGE 521 AND VOLUME 99, PAGE 637, WALKER COUNTY, TX.

LENDER: First Financial Bank, N.A.

**DESIGNATION OF HOMESTEAD AND AFFIDAVIT OF NONHOMESTEAD  
(Continued)**

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LENDER'S ADDRESS: Huntsville Main Office, 33 State Highway 75 North, Huntsville, TX 77320-3863

**AFFIANT ON OATH SAYS:**

Afflant does not now and does not intend ever to reside on, use in any manner, or claim Afflant's Nonhomestead Property (as described above) as a homestead. Afflant disclaims all homestead right, interest, and exemption related to the Nonhomestead Property.

Affiant now owns and resides on, uses, claims, and designates Affiant's Homestead Property (as described above) as Affiant's only legal homestead, exempt from forced sale under the Constitution and laws of the State of Texas.

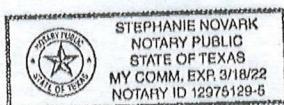
This Affidavit and Designation is made to induce Lender to make a mortgage loan, or to grant other financial accommodations, secured by a Deed of Trust on Afflant's Nonhomestead Property.

**AFFIANT:**

X Frank J. Robinson, III

STATE OF TX  
COUNTY OF Walker

Sworn to and subscribed before me on the 28 day of Oct., 2019 by Frank J.  
Robinson, Ill.



Henry C. Clark

Karen Estate

**Subject:** KAREN'S INVENTORY APPRAISAL  
**From:** George H Russell <ghr@cyberclone.net>  
**Date:** 2/24/2022, 10:16 PM  
**To:** william\_walker@gmx.com, Anne Russell <anneonvacation@yahoo.com>, Jane McCullah <jmccullah@sbcglobal.net>, moo <sue@cyberclone.net>, George Russell <ghr@cyberclone.net>

## REVIEW OF ACTUAL VALUES OF REAL ESTATE BELONGING TO KAREN LEE RUSSELL

Keep in mind that when FRANK fraudulently filed the appraisal under oath which was notarized by Jennifer Paige Miller, who we believe is Frank's neighbor, he was COMMITTING FRAUD against William's share, against the value of Karen's estate and against Sue and me.

Frank swore under oath on 13 September 2021 that William's share as stated in the appraisal was \$99,362, when in fact that William's share, based on what the property sold for should have been \$391,192 of which William never got a penny from Frank as ownership was not separated at closing and all of the money went to Frank except \$40K for Sue which she finally got and \$100K for me that was stolen in an "organized crime" conspiracy.

Very bizarre is that Karen owed \$695,832 in "Mortgages". Question? On what properties? If Karen's assets were only \$251,467 and she owed the \$695,832 in MORTGAGES, then she would have been \$444,365 in DEBT when she was killed.

However since her share of Community Property (and there was significantly more not listed such as the assets of PRESTIGE and associated "shell companies" or other enterprises) was actually \$782,384 from the sale of some of the real estate then she would NOT have died in debt.

Then it is said that she had a PERSONAL LOAN GUARANTEE DEFAULT of \$140,000. Karen never personally owed any of the \$150K plus interest that was loaned to Frank PERSONALLY, but it appears that he is attempting to make his personal debt hers alone.

There is enough FRAUD inherent in this Appraisal alone to, I believe constitute a serious FELONY or FELONIES.

The obviously corrupt attorney, DEVAN D. DAWSON, falsely stated that the appraisal was VERIFIED, FULL, and DETAILED, which it was not considering Karen's considerable interest in the Prestige real estate, assets and the assets of the other "shell" companies that Frank created apparently as parts of the apparent PONZI scheme that cheated Sue and me out of at least a MILLION DOLLARS.

Frank has so convoluted and fabricated so many of his con games, fraud, theft, etc. that these figures are subject to change as new facts emerge from Frank's crimes, including murder.

ghr