

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on November 10, 2021, MEES INVESTMENTS, LLC, executed a Deed of Trust conveying to DARRIN W. STANTON, Trustee, the Real Estate hereinafter described, to secure DFW INVESTOR LENDING, LLC, PROFIT SHARING PLAN, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021005522 of the Deed of Trust Records of Cass County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

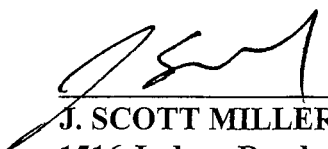
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 7TH day of MAY, 2024, between one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the Cass County Courts Building, 100 Houston Street, Linden, Cass County, Texas 75563, which is the place designated by the Cass County Commissioner's Court, to the highest bidder for cash.

Said Real Estate is described as follows: In the County of Cass, State of Texas:
SEE EXHIBIT "A" ATTACHED HERETO FOR ALL PUPOSES. MORE COMMONLY KNOWN AS 929 CR 1123 LINDEN, 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.

WITNESS MY HAND, this 15th day of April, 2024.



J. SCOTT MILLER, Substitute Trustee
1516 Judson Road
Longview, Texas 75601

AMY L. VARNELL
CASS COUNTY CLERK

2024 APR 15 PM 3:21

FILED FOR RECORD

EXHIBIT A

That certain 42.855 acre tract of land situated in the Jarius Berry Survey, A-40 and the Joab Burton Survey, A-104, Cass County, Texas, being the remainder of a called 82.22 acre tract, recorded in Instrument No. 2015006623 of the Official Public Record, and a called 3.00 acre tract recorded in Volume 1020, Page 72 of the Official Public Records said 42.855 acre of land being more particularly described by metes and bounds as follow: (Bearing Basis: UTM-15N-G.P.S.)

Commencing at a 1-1/4" iron pipe found in the South margin of Cass County Road No. 1123 for the Southeast corner of a called 1.38 acre tract recorded in Instrument No. 2019003982, and the Southeast Corner of a called 82.22 acre tract recorded in Instrument No. 2015006623;

Thence: N 09° 02' 31" W, 28.46 feet to a PK nail found in the centerline of Cass County Road No. 1123 for the Northeast corner to a tract recorded in Instrument No. 2019003982, the Southeast corner of this tract and the Point of Beginning;

Thence: S 81° 14' 58" W, along the centerline of Cass County Road No. 1123, 80.63 feet to a point;

Thence: S 80° 26' 51" W, along the centerline of Cass County Road No. 1123, 399.07 feet to a point;

Thence S 81° 12' 40" W, along the centerline of Cass County Road No. 1123, 156.07 feet to a point;

Thence: S 78° 04' 15" W, along the centerline of Cass County Road No. 1123, 132.07 feet to a point;

Thence: S 73° 49' 59" W, along the centerline of Cass County Road No. 1123, 108.25 feet to a point;

Thence: S 69° 59' 59" W, along the centerline of Cass County Road No. 1123, 112.70 feet to a point;

Thence: S 65° 09' 11" W, along the centerline of Cass County Road No. 1123, 100.40 feet to a PK nail set for the Southwest corner of this tract:

Thence: N 46° 32' 43" W, along a new line, 283.90 feet to a T-Post found for an "L" corner of this tract;

Thence: N 32° 05' 19" E, along a new line, 154.67 feet to a 1/2" a T-Post found for an "angle" corner of this tract;

Thence: N 06° 04' 35" W, along a new line, 39.52 feet to a T-Post found for an "angle" corner of this tract;

Thence: N 45° 18' 20" W, along a new line, 538.51 feet to a T-Post found for an "L" corner of this tract;

Thence: N 37° 20' 32" E, along a new line, 663.15 feet to a T-Post found for an "L" corner of this tract;

Thence: N 74° 51' 16" W, along a new line, 310.26 feet to a 1/2" iron rod found for an "L" corner of this tract;

Thence: N 17° 48' 10" E, along a common boundary of a 1.669 acre residue of Tract C recorded in Vol. 936/711, 377.35 feet to a 1/2" iron rod found an "angle" corner of this tract;

Thence: N 04° 10' 21" E, along a common boundary of a 1.669 acre residue of Tract C recorded in Vol. 936/711, 76.83 feet to a 1/2" iron rod found the Northwest corner of this tract

Thence: S 89° 29' 49" E, along a common boundary of a tract recorded in 498/177, 863.34 feet to a 1/2" iron rod found for the Northeast corner of this tract;

Thence: S 17° 22' 51" E, along a common boundary of a 30.156 acre residue of a tract recorded in Vol. 1013/740, 180.31 feet to a 1/2" iron rod found an "angle" corner of this tract;

Thence: S 16° 56' 29" E, along a common boundary of a 30.156 acre residue of a tract recorded in Vol. 1013/740, 926.69 feet to a 1/2" iron rod found an "angle" corner of this tract;

Thence: S 27° 54' 26" E, along a common boundary of a 30.156 acre residue of a tract recorded in Vol. 1013/740, 247.31 feet to a 1/2" iron rod found and "angle" corner of this tract;

thence: S 09° 02' 31" E, along a common boundary of a 30.156 acre residue of a tract recorded in Vol. 1013/740, 266.65 feet to the Point of Beginning and containing 42.855 acre of land more or less.