

FILED FOR RECORD

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AMY L. VARNELL
CASS COUNTY CLERK

Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

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

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust (deed of trust) recorded under Clerk's File No. 2021005522, in the Official Public Records of Cass County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: August 6, 2024

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: Cass County Courthouse in Cass County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Foreclosure Sale is posted).

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the deed of trust executed by MEES INVESTMENTS, LLC, a Texas limited liability company.

The real and personal property (if any) encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

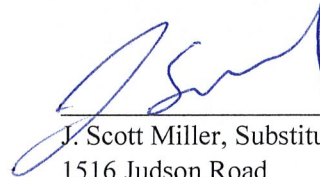
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note dated November 10, 2021 in the original principal amount of \$320,000.00, executed by MEES INVESTMENTS, LLC, a Texas limited liability company, payable to the order of DFW INVESTOR LENDING, LLC PROFIT SHARING PLAN. DFW INVESTOR LENDING, LLC PROFIT SHARING PLAN is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at 16801 Addison Road, #410, Dallas, Texas 75001.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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: July 15, 2024



J. Scott Miller, Substitute Trustee
1516 Judson Road
Longview, Texas 75601
P: (903) 757-8900

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.