

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

FILED FOR RECORD
2022 MAR 14 AM 11:50

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 the Deed of Trust Records of Cass County, Texas; and

AMY L. VARNELL
CASS COUNTY CLERK

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 5th day of April, 2022, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the place designated by the Cass County Commissioner's Court, to the highest bidder for cash.

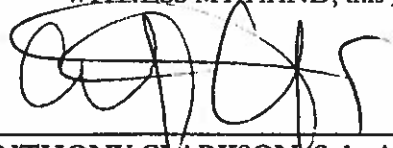
Said Real Estate is described as follows: In the County of Cass, State of Texas:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PROPER PURPOSES.

ALSO KNOWN AS 929 CR 1123, LINDEN, TEXAS

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled to only a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

WITNESS MY HAND, this 10th day of March, 2022.



ANTHONY CLARKSON, Substitute Trustee

Substitute Trustee
Anthony Clarkson
5302 Lacreek Lane
Spring, TX 77379

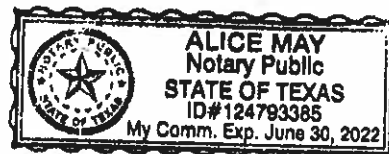


EXHIBIT "A"

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.