

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, heretofore on the 10TH day of DECEMBER, 2015, THE HOUSE OF SALVATION AND DELIVERANCE BY PAUL H. FRANCEIS, II, AS PROPRIETOR, executed and delivered a certain Deed of Trust conveying to LOWILL OLSEN DUNN, Trustee, the real estate hereinafter described to secure MELJO IRA, LLC, in payment of a debt described in said Deed of Trust, said Deed of Trust being recorded in Instrument Number 00008538, of the Deed Records of Navarro 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

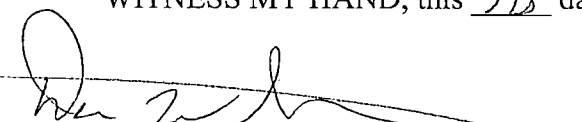
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owners and holders of said debt have requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 1st day of November, 2022, between ten o'clock a.m. and one o'clock p.m.**, I will sell said Real Estate at the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, in Navarro County, Texas, which is the place designated by the Navarro County Commissioner's Court, to the highest bidder for cash.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE.
ALSO KNOWN AS 611 N. SMITH AVE., DAWSON, TEXAS.

WITNESS MY HAND, this 18 day of October, 2022. 2022-62


DARRIN W. STANTON, Substitute Trustee

FILED FOR RECORD
AT 2:42 O'CLOCK P M.

OCT 11 2022

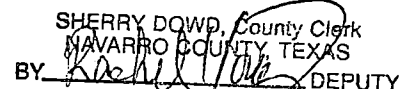
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY

EXHIBIT "A"

1.594 ACRES
DAWSON, TEXAS

JOHN FULLERTON SURVEY
ABSTRACT NO. 470

All that certain lot, tract, or parcel of land, being 1.594 acres situated in the John Fullerton Survey, Abstract No. 470, in Dawson, Navarro County, Texas, and being part of the tract conveyed in a deed from Alta Baldwin to Ralph G. Baldwin, dated May 16, 1986, and recorded in Volume 1074 Page 380, in the Official Public Records of Navarro County, Texas. Said 1.594 acres are more fully described as follows:

Beginning at a 1 1/4" pipe found for the north corner of this tract and the Baldwin tract, and in the east corner of a called 0.901 acre tract conveyed to Maria Suaste in Document Number 7353 (2011), and in the southwest line of North Smith Street;

Thence south 31 degrees 21 minutes 30 seconds east along the northeast line of the Baldwin tract and a northeast line of this tract, a distance of 88.20 feet to a 1/2" rod previously set, and being the north corner of a 0.198 acre tract conveyed to Timothy Bowen Special Needs Trust in Volume 1890 Page 743;

Thence south 60 degrees 00 minutes 00 seconds west a distance of 96.10 feet to a 1/2" rod previously set for the west corner of the 0.198 acre tract;

Thence south 31 degrees 21 minutes 30 seconds east a distance of 90.00 feet to a 1/2" rod previously set for the south corner of the 0.198 acre tract, and in the southeast line of the southeast line of the Baldwin tract;

Thence south 60 degrees 18 minutes 16 seconds west generally along the southeast line of the Baldwin tract, a distance of 343.25 feet to a 1/2" rod found for the south corner of this tract and the Baldwin tract;

Thence north 32 degrees 35 minutes 34 seconds west generally along a fence and the southwest line of the Baldwin tract, a distance of 175.57 feet to a 3/8" rod found for the west corner of this tract and the Baldwin tract;

Thence north 59 degrees 52 minutes 34 seconds east generally along a fence and the northwest line of the Baldwin tract, a distance of 443.06 feet to the place of beginning and containing 1.594 acres of land.