

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
[Commercial Property]**

FILED

2025 MAR -6 PM 12: 30

JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____ DEPUTY

Date: March 6, 2025

Substitute Trustee: Carolyn Northcutt
Substitute Trustee's Address: 80 E. McDermott Drive, Allen TX 75002

Mortgagee: Haas Rose at Lost Creek, LLC, a Texas limited liability company

Note: Promissory Note dated December 28, 2020, in the amount of \$400,000.00

Deed of Trust

Date: December 28, 2020
Grantor: ATM AFFILIATES LLC, DBA JFT GROUP
Mortgagee: Haas Rose at Lost Creek, LLC, a Texas limited liability company
Recording information: Clerk's Record No. 202100005644, deed records of Dallas County, State of Texas.
Property: See Exhibit "A" attached hereto and made a part hereof.

County: Dallas County, Texas

Date of Sale (first Tuesday of month): April 1, 2025

Time of Sale: between 10:00 a.m. and 1:00 p.m.

Place of Sale: George Allen Court Building, 600 Commerce Street, Dallas, Texas 75202, at the place designated by the Dallas County Commissioner's Court as the location for such sales in Dallas County, Texas.

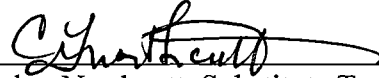
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Carolyn Northcutt as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS

THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Carolyn Northcutt, Substitute Trustee
Allen Texas Attorneys
80 E. McDermott Drive
Allen, TX 75002

Exhibit "A"

SITUATED in the State of Texas, County of Dallas and City of Coppell, being part of the Lot 26-R of Lost Creek Addition as recorded in Document No. 201600050558 of the Plat Records of Dallas County, Texas, said premises being more particular described as follows:

BEGINNING at a capped iron rod set marking the southwest corner of said premises, said corner bears North 00°00'00" West, 31.03 feet from the southwest corner of said Lot 26-R, said corner being in the east right-of-way line of Coppell Road;

THENCE with said road and the west line of said premises, North 00°00'00" West, 26.96 feet to a capped iron rod set marking the northwest corner of said premises;

THENCE departing said road, severing said lot, partially with the edge of a building and with the north line of said premises, North 89°58'07" East, 149.70 feet to an "X" cut set marking the northeast corner of said premises, said corner being on the east line of said lot;

THENCE with the east line of said premises and said lot, South 00°00'00" East, 26.85 feet to an "X" cut set marking the southeast corner of said premises;

THENCE with the south line of said premises and said lot, North 89°55'38" West, 149.70 feet to the point of beginning and containing 4,027 square feet of land.