

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**A Debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.**

Deed of Trust, Assignment of Rents, Security Agreement,  
and Fixture Filing

DATE: August 12, 2021

Deed of Trust, Assignment of Rents, Security Agreement,  
and Fixture Filing Corrections Instrument

DATE: August 27, 2021

Assignment of Note and Liens

DATE: August 30, 2023

Grantor:

**MYRA PARK 635, LLC**

Lender:

**Clark Ridge Canyon, LTD  
1130 N. Westmoreland Road  
DeSoto, Texas 75115**

Recording Information:

**Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing: Office of the County Clerk, Dallas County, Texas, Document Number 202100243457**

**Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing Correction Instrument: Office of the County Clerk, Dallas County, Texas, Document Number 202100314826**

**Assignment of Note and Liens: Office of the County Clerk, Dallas County, Texas, Document Number 202300175964**

Properties/County:

**Tract 1 – Fee Estate**

**6.115 acres of land in Farmers Branch, Dallas County, Texas  
BEING A 6.115 ACRE TRACT OF LAND SITUATED IN THE H.C. MARSH SURVEY, ABSTRACT NO. 915, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2 AND PART OF LOT 3, BLOCK C, RHD MEDICAL CENTER 2 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 2003012 ON PAGE 234, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" HERETO.**

**Tract 2 – Easement Estate**

**0.084 acres of land in Farmers Branch, Dallas County, Texas  
BEING 0.084 ACRES SITUATED IN THE H.C. MARSH SURVEY, ABSTRACT NO. 91, CITY OF FARMERS BRANCH, TEXAS AND BEING PART OF LOT 3, BLOCK C, RHD MEDICAL CENTER II ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 2003012, PAGE 234, PLAT RECORDS,**

FILED

2024 JAN 16 AM 11:00

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

DALLAS COUNTY, TEXAS AND BEING DESCRIBED MORE PARTICULARLY IN THE ATTACHED EXHIBIT "A" HERETO.

Legal Description: **See attached Exhibit "A".**

Date of Sale: **February 6, 2024**

Earliest Time Sale will begin: **10:00 a.m.**

Place of Sale of Properties: **The area outside on the North side of the George Allen Courts Building facing Commerce Street below the overhang or as designated by the County Commissioners.**

The Substitute Trustee will sell the Property by public auction to the highest bidder or bidders for cash at the place and date specified. The Sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: January 16, 2024



J. Robert Arnett II  
Substitute Trustee  
c/o Carter Arnett PLLC  
8150 N. Central Expressway, Suite 500  
Dallas, Texas 75206  
Telephone: (214) 550-8188  
Facsimile: (214) 550-8185  
Email: [barnett@carterarnett.com](mailto:barnett@carterarnett.com)

**EXHIBIT "A"**

**Tract 1: - Fee Estate**

BEING A 6.115 ACRE TRACT OF LAND SITUATED IN THE H.C. MARSH SURVEY, ABSTRACT NO. 915, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING ALL OF LOTS 1, 2 AND PART OF LOT 3, BLOCK C, RHD MEDICAL CENTER 2 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 2003012 ON PAGE 234, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM TXDOT MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) WITH THE EAST LINE OF MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK C OF SAID RHD MEDICAL CENTER 2 ADDITION;

THENCE NORTH  $19^{\circ} 24' 03''$  WEST, A DISTANCE OF 105.18' DEPARTING THE NORTH LINE OF SAID INTERSTATE HIGHWAY NO. 635 (LBJ FREEWAY)(VARIABLE WIDTH RIGHT-OF-WAY) AND TRAVERSING THE EAST LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK C;

THENCE NORTH  $18^{\circ} 38' 38''$  WEST, A DISTANCE OF 35.84' CONTINUING WITH THE EAST LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A SET YELLOW CAPPED IRON ROD INSCRIPTED "RPLS 3752" FOR CORNER, SAID CORNER BEING AT THE PLACE OF BEGINNING;

THENCE NORTH  $18^{\circ} 38' 38''$  WEST, A DISTANCE OF 264.13' CONTINUING WITH THE EAST LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK C;

THENCE NORTH  $18^{\circ} 36' 40''$  WEST, A DISTANCE OF 107.12' CONTINUING WITH THE EAST LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE "ELL" WEST TURN OF THE NORTH LINE WITH THE EAST LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY);

THENCE SOUTH  $87^{\circ} 13' 15''$  WEST, A DISTANCE OF 221.60' TRAVERSING THE NORTH LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 78° 04' 51" WEST, A DISTANCE OF 605.46' CONTINUING WITH THE NORTH LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 69° 52' 25" WEST, A DISTANCE OF 754.55' CONTINUING WITH THE NORTH LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 52° 48' 27" WEST, A DISTANCE OF 104.62' CONTINUING WITH THE NORTH LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC RIGHT-OF-WAY) TO A FOUND "X" CUT FOR CORNER, SAID CORNER BEING IN THE EAST LINE OF WEBB CHAPEL ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00° 02' 39" EAST, A DISTANCE OF 97.36' TRAVERSING THE EAST LINE OF SAID WEBB CHAPEL ROAD (VARIABLE WIDTH RIGHT-OF-WAY) TO A FOUND "X" CUT FOR CORNER, SAID CORNER BEING IN THE NORTH LINE OF SAID LOT 2, BLOCK C AND BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK C, CHAPEL HILL NO. 2 ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 31, BLOCK 237, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 89° 22' 43" EAST, A DISTANCE OF 62.80' TRAVERSING THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 69° 52' 11" EAST, A DISTANCE OF 778.61' CONTINUING WITH THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE NORTH 78° 12' 17" EAST, A DISTANCE OF 597.26' CONTINUING WITH THE NORTH LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE EAST LINE OF EUNICE STREET (50' R.O.W.) AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT AND TRAVERSING THE EAST LINE OF EUNICE STREET (50' R.O.W.), AN ARC LENGTH OF 49.82' THROUGH A CENTRAL ANGLE OF 14°16'25", SAID CURVE HAVING A RADIUS OF 200.00' AND A LONG CHORD LENGTH OF 49.70' WHICH BEARS NORTH 28° 32' 10" WEST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT AND CONTINUING WITH THE EAST LINE OF EUNICE STREET (50' R.O.W.), AN ARC LENGTH OF 12.38' THROUGH A CENTRAL ANGLE OF 2°34'46" , SAID CURVE HAVING A RADIUS OF 275.00' AND A LONG CHORD LENGTH OF 12.38' WHICH BEARS NORTH 36° 32' 42" WEST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, CHAPEL HILL NO. 4 ADDITION, A PLATTED

ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 41 ON PAGE 55, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH  $76^{\circ} 33' 41''$  EAST, A DISTANCE OF 102.19' DEPARTING THE THE EAST LINE OF EUNICE STREET (50' R.O.W.) AND TRAVERSING THE SOUTH LINE OF SAID CHAPEL HILL NO. 4 ADDITION TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH  $13^{\circ} 50' 42''$  WEST, A DISTANCE OF 74.91' TRAVERSING THE EAST LINE OF SAID LOT 1, BLOCK A TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING IN THE SOUTH LINE OF MYRA LANE (50' R.O.W.);

THENCE NORTH  $87^{\circ} 08' 53''$  EAST, A DISTANCE OF 451.20' TRAVERSING THE SOUTH LINE OF MYRA LANE (50' R.O.W.) TO A FOUND "X" CUT FOR CORNER, SAID CORNER BEING AT NORTHEAST CORNER OF SAID LOT 1, BLOCK C AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT, DEPARTING SAID MYRA LINE (50' R.O.W.) AND TRAVERSING THE EAST LINE OF SAID LOT 1, BLOCK C, AN ARC LENGTH OF 150.71' THROUGH A CENTRAL ANGLE OF  $28^{\circ} 47' 01''$ , SAID CURVE HAVING A RADIUS OF 300.00' AND A LONG CHORD LENGTH PF 149.13' WHICH BEARS SOUTH  $19^{\circ} 50' 06''$  EAST TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH  $34^{\circ} 19' 27''$  EAST, A DISTANCE OF 6.24' CONTINUING WITH THE EAST LINE OF SAID LOT 1, BLOCK C TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK C;

THENCE SOUTH  $33^{\circ} 19' 31''$  EAST, A DISTANCE OF 15.51' TRAVERSING THE EAST LINE OF SAID LOT 2, BLOCK C TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, CONTINUING WITH THE EAST LINE OF SAID LOT 2, BLOCK C, AN ARC LENGTH OF 40.71' THROUGH A CENTRAL ANGLE OF  $4^{\circ} 39' 53''$ , SAID CURVE HAVING A RADIUS OF 500.00' AND A LONG CHORD LENGTH OF 40.70' WHICH BEARS SOUTH  $32^{\circ} 02' 40''$  EAST TO A FOUND IRON ROD FOR CORNER, SAID CORNER BEING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK C AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT, CONTINUING WITH THE EAST LINE OF LOT 3, BLOCK C OF SAID RHD MEDICAL CENTER II, AN ARC LENGTH OF 98.03' THROUGH A CENTRAL ANGLE OF  $11^{\circ} 14' 01''$ , SAID CURVE HAVING A RADIUS OF 500.00' AND A LONG CHORD LENGTH OF 97.88' WHICH BEARS SOUTH  $23^{\circ} 51' 45''$  EAST TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH  $18^{\circ} 15' 00''$  EAST, A DISTANCE OF 133.63' CONTINUING WITH THE EAST LINE OF SAID LOT 3, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 18° 15' 15" EAST, A DISTANCE OF 35.00' CONTINUING WITH THE EAST LINE OF SAID LOT 3, BLOCK C TO A FOUND IRON ROD FOR CORNER;

THENCE SOUTH 71° 41' 45" WEST, A DISTANCE OF 349.75' DEPARTING THE EAST LINE OF SAID LOT 3, BLOCK C BACK TO THE PLACE OF BEGINNING AND CONTAINING 6.115 ACRES (266,359 SQ.FT.) OF LAND.

**TRACT 2: EASEMENT ESTATE**

BEING 0.084 ACRES SITUATED IN THE H.C. MARCH SURVEY, ABSTRACT NO. 915, CITY OF FARMERS BRANCH, TEXAS AND BEING PART OF LOT 3, BLOCK C, RHD MEDICAL CENTER II ADDITION, A PLATTED ADDITION TO THE CITY OF FARMERS BRANCH, AS RECORDED IN VOLUME 2003012, PAGE 234, PLAT RECORDS, DALLAS COUNTY, TEXAS AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS;

COMMENCING AT A FOUND IRON ROD FOR CORNER IN THE EASTERLY LINE OF MEDICAL PARKWAY NORTH (PUBLIC R.O.W.), SAID CORNER BEING AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK C;

THENCE N 18° 02' 30" W, A DISTANCE OF 5.41' TRAVERSING THE EASTERLY LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC R.O.W.) TO THE PLACE OF BEGINNING;

THENCE N 18° 02' 30" W, A DISTANCE OF 33.72' CONTINUING WITH THE EASTERLY LINE OF SAID MEDICAL PARKWAY NORTH (PUBLIC R.O.W.) TO A POINT FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 16.53' ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36° 25' 48", SAID CURVE HAVING A RADIUS OF 26.00' AND A LONG CHORD LENGTH OF 16.25 WHICH BEARS S 89° 29' 36" E TO A POINT FOR CORNER;

THENCE N 72° 17' 30" E, A DISTANCE OF 134.59 TO A POINT FOR CORNER;

THENCE S 18° 02' 30" E, A DISTANCE OF 24.00' TO A POINT FOR CORNER;

THENCE S 72° 17' 30" W, A DISTANCE OF 139.01' TO A POINT FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 1.09' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12° 31' 40", SAID CURVE HAVING A RADIUS OF 5.00' AND A LONG CHORD LENGTH OF 1.09' WHICH BEARS S 66° 01' 40" W TO A POINT FOR CORNER, SAID CORNER BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE 10.95' ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF  $24^{\circ} 07' 16''$ , SAID CURVE HAVING A RADIUS OF 26.00' AND A LONG CHORD LENGTH OF 10.87' WHICH BEARS  $S 47^{\circ} 42' 12'' W$  BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.084 ACRES (3,657 SQ.FT.) OF LAND.