

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DALLAS

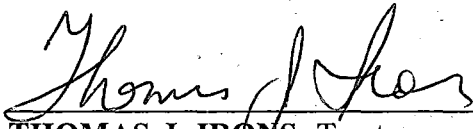
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WHEREAS, on or about March 30, 2023, **STMR INVESTMENT LLC**, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Dallas County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure **INVESTAMARK INC.**, a Texas corporation (the "Lender"), in the payment of that certain Promissory Note (the "Note") dated March 30, 2023 in the original principal amount of \$6,800,000.00 executed by Borrower, the Deed of Trust being recorded as Document No. 2023-202300062490, Real Property Records of Dallas County, Texas; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of March, 2024, no earlier than 10:00 a.m., nor later than 1:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Dallas County, Texas, as designated by the Dallas County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 2nd day of February, 2024.



THOMAS J. IRONS, Trustee

BY _____
DEPUTY
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

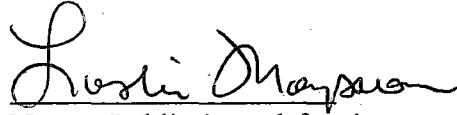
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FILED

STATE OF TEXAS
COUNTY OF DALLAS

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This instrument was sworn to and acknowledged before me on February 2, 2024, by **THOMAS J. IRONS**, Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public in and for the
State of Texas

My commission expires:

11-2-24

Printed Name:

Leslie Thompson

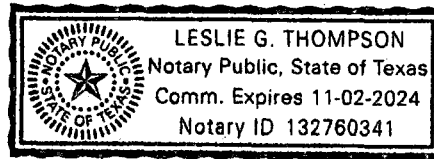


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1975404

Being a 14.22 acre tract of land situated in the John Spoon Survey, Abstract Number 1326, City of Grand Prairie, Dallas County, Texas, and being all of those tracts described as "Tract 1" and "Tract 2" in deed to JS Mobile Assets, LLC, as recorded in Instrument Number 201300313989, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the southwest corner of said Tract 1 on the east right-of-way line of State Highway 161;

Thence North 00 degrees 23 minutes 01 second West, along the common west line of said Tract 1 and said east right-of-way line of State Highway 161 and said east line of State Highway and Public Commission tract, a distance of 630.61 feet to a 1/2-inch iron rod found for the northeast corner of said State Highway and Public Commission Tract;

Thence South 89 degrees 50 minutes 06 seconds West, along said common lines, a distance of 19.08 feet to a 5/8-inch iron rod with aluminum cap stamped "TXDOT" for corner on the north line of said State Highways and Public Commission Tract;

Thence North 00 degrees 17 minutes 00 seconds West, along said common east line of State Highway 161 and said west line of Tract 1, a distance of 298.57 feet;

Thence North 00 degrees 05 minutes 31 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap found for corner;

Thence South 89 degrees 47 minutes 33 seconds East, a distance of 505.45 feet to a 5/8-inch iron rod with cap found for corner;

Thence South 00 degrees 12 minutes 02 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap found for corner;

Thence South 00 degrees 21 minutes 33 seconds West, along the common east line of said Tract 1 and west line of said National Stone tract, passing at a distance of 7.30 feet a 5/8-inch iron rod found online, and continuing along said common line, in all a total cumulative distance of 403.60 feet to a 1/2-inch iron rod with cap set for corner;

Thence South 01 degrees 21 minutes 19 seconds West, departing said west line of National Stone tract and continuing along the east line of said Tract 1, a distance of 460.79 feet to a 1/2-inch iron rod found for the southeast corner of said Tract 1, said corner being on the apparent northerly right-of-way line of Shady Grove Road (a variable width public right-of-way), from which a 1/2-inch iron rod found for the southwest corner of that tract of land described in deed to Peter Richardson, as recorded in Instrument Number 201700053569, O.P.R.D.C.T. bears North 33 degrees 43 minutes 22 seconds East, a distance of 11.21 feet;

Thence South 60 degrees 24 minutes 11 seconds West, along the common south line of said Tract 1 and said apparent northerly right-of-way line, a distance of 45.40 feet to a 1/2-inch iron rod found for the

beginning of a non-tangent circular curve to the right, having a radius of 296.85 feet, a chord bearing of South 74 degrees 59 minutes 03 seconds West, a chord distance of 149.46 feet;

Thence Southwesterly, continuing along said common line and along said curve, through a central angle of 29 degrees 09 minutes 44 seconds, an arc distance of 151.09 feet to a 1/2-inch iron rod found for the end of said curve;

Thence South 89 degrees 51 minutes 37 seconds West, continuing along said common line, a distance of 151.78 feet to a point (not monumented) for corner on the east line of said Tract 2;

Thence South 00 degrees 39 minutes 59 seconds East, departing said common line and along the east line of said Tract 2, a distance of 30.00 feet to a point (not monumented) for the southeast corner of said Tract 2;

Thence South 89 degrees 00 minutes 56 seconds West, along the south line of said Tract 2, a distance of 65.03 feet to a point (not monumented) for the southwest corner of the same;

Thence North 00 degrees 39 minutes 59 seconds West, along the west line of said Tract 2, a distance of 30.00 feet to a corner of Tract 1 on said apparent northerly right-of-way line of Shady Grove Road, from which a 1/2-inch iron pipe found for witness bears South 09 degrees 01 minute 12 seconds East, a distance of 0.44 feet;

Thence South 89 degrees 38 minutes 58 seconds West, departing said west line of Tract 2 and along said common south line of Tract 1 and northerly right-of-way line of Shady Grove Road, a distance of 64.75 feet to the Point of Beginning and containing 619,517 square feet or 14.22 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.