

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF DALLAS

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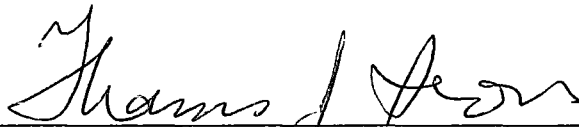
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**WHEREAS**, on or about March 30, 2023, **ROWLETT MERRITT LLC**, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain 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. 2023-202300062477, 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

FILED  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_  
DEPUTY

2024 FEB 13 AM 11:50

FILED

STATE OF TEXAS

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COUNTY OF DALLAS

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.

Leslie Thompson

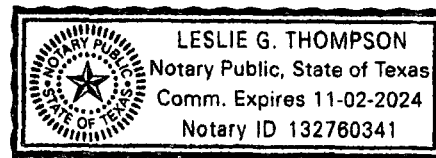
Notary Public in and for the  
State of Texas

My commission expires:

11-2-24

Printed Name:

Leslie Thompson



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

File No.: 1975581

Lots 6, 7 and 8, Blk B; Lots 7, 8, 9, 10, 11 and 12, Block C; and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Blk D, of the MERRIT VILLAS ADDITION, an addition to the City of Rowlett, Dallas County, TEXAS, according to the Replat thereof recorded in cc#202200202450, Real Property Records, Dallas County, Texas.