

**NOTICE OF TRUSTEE'S SALE**

BY: *[Signature]* DEPUTY  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS

2016 NOV -4 AM 11:44

FILED

**DATE:** November 3, 2016

**NOTE:** Promissory Note described as:

Date: June 9, 2008  
Maker: TVO, Inc. d/b/a Hong Phat Organic Farm  
Payee: City Bank Texas  
Principal Amount: \$150,000.00

**DEED OF TRUST:** Real Estate Deed of Trust described as:

Date: June 9, 2008  
Grantor: TVO, Inc. d/b/a Hong Phat Organic Farm  
Trustee: Kevin Bass  
Beneficiary: City Bank Texas  
Recording Information: Recorded in/under Instrument #20080616000725330 of the Official Public Records of Collin County, Texas.

**LENDER:** City Bank Texas

Borrower: TVO, Inc. d/b/a Hong Phat Organic Farm  
Property: See Exhibit A attached  
Trustee: Kevin Bass  
Trustee's Mailing Address: P. O. Box 5060  
Lubbock, Texas 79408

Substitute Trustee: Michael Hicks or M. Andrew Stewart  
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700  
Lubbock, Texas 79401

Or

Substitute Trustee: Chad Farrar or Katie Harrison  
Substitute Trustee's Mailing Address: 2515 McKinney, Suite 900  
Dallas, Texas 75201

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:**

December 6, 2016, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

Southwest entrance of the Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, Texas, or at such other address as designated by the County Commissioners.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.



Michael Hicks, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me on November 3, 2016, by Michael Hicks, Substitute Trustee.

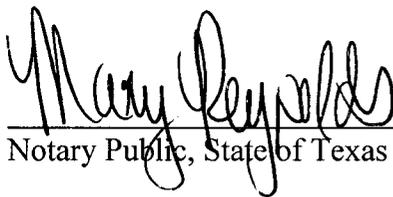
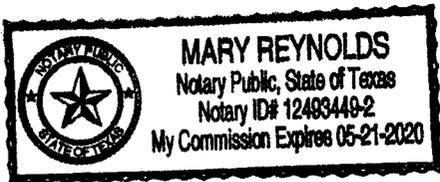
  
Notary Public, State of Texas

EXHIBIT "A"

BEING situated in Collin County, Texas, in the L. B. Outlaw Survey Abstract No. 675, Collin County, and being all of a 43 acre tract of land that was conveyed to Herman Selman in Deed recorded in Volume 292, Page 567 of the Deed Records of Collin County, Texas and part of a 78 acre tract of land that was conveyed to Herman Selman et ux in Deed recorded in Volume 580, Page 429 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin found in the South line of County Road 649, same being the Northeast corner of said 43 acre tract, pin is also the Northwest corner of a 50 acre tract of land described in Deed recorded in Volume 2593, Page 899 of the Land Records of COLLIN County, Texas;

THENCE South 00 degrees 02 minutes 04 seconds West with the East line of said 43 acre tract, same being the West line of said 50 acre tract 2069.76 feet to an iron pin found;

THENCE North 89 degrees 56 minutes 27 seconds West 1514.58 feet to an iron pin;

THENCE North 00 degrees 16 minutes 33 seconds East 2090.50 feet to an iron pin in the centerline of County Road 649;

THENCE East with said road 601.58 feet to an iron pin;

THENCE South 00 degrees 02 minutes 05 seconds West 22.28 feet to an iron pin in the South line of said County Road;

THENCE East with said South line 904.2 feet to the PLACE OF BEGINNING, CONTAINING 72.03 acres of land, more or less;

SAVE AND EXCEPT THE FOLLOWING TRACT:

SITUATED in Collin County, Texas, in the L. B. Outlaw Survey, Abstract No. 675 Collin County, Texas, and being a 29.054 acre tract of land that was conveyed to Herman Selman in deed recorded in Volume 292, Page 527 of the Deed Records of Collin County, Texas and being part of a 72.03 acre tract of land that was conveyed to Herman Selman et ux in a Deed recorded in Volume 680, Page 429 of Deed Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

Commencing at an 1/2" iron rod found in northwest corner of 42.973 acre tract of land and being in south line of County Road 649 and the east line of a 29.064 acre tract;

THENCE South 00 degrees 03 minutes 30 seconds West with the east line of said 29.064 acre tract, same being the west line of said 42.973 acre tract, 2068.82 feet to a 1/2" iron rod set in the north line of Tract 23;

THENCE North 89 degrees 56 minutes 27 seconds West with the north line of said Tract 23 and Tract 22, 609.13 feet to a 1/2" iron rod found;

THENCE North 00 degrees 16 minutes 02 seconds East with the west line of said 29.054 acre tract and being the east line of Tract 34, 2090.50 feet to a 1/2" iron rod found in the center line of C.R. 649 and being the northwest corner of a 29.054 acre tract;

THENCE East along the center line of C.R. 649 and being the north line of said 29.064 acre tract, 601.58 feet to a 60d nail set for corner;

County Road 649

THENCE South 00 degrees 02 minutes 05 seconds West departing the centerline of County Road 649 along the east line of said 29.054 acre tract a distance of 22.28 feet to the northwest corner of the aforementioned 42.973 acre tract to the POINT OF BEGINNING and containing 29.054 acres of land, more or less.

County Road 649