

NOTICE OF NON-JUDICIAL (SUBSTITUTE TRUSTEE'S) FORECLOSURE SALE

WHEREAS, on June 10, 2015, Cabeza Verde Lago, LLC, as Grantor, executed a Deed of Trust conveying to Cindy Campbell, as Trustee, the real property and certain personal property and fixtures therein described to secure First National Bank d/b/a First National Bank Town Square ("Beneficiary") in the payment of that certain Promissory Note of even date therewith in the original principal sum of \$2,155,280.00, said Deed of Trust being recorded on July 1, 2015, under Document/Instrument Number 20150701000801670, Official Public Records of Collin County, Texas, to which reference is here made for all purposes; and,

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and,

WHEREAS, default, as same is defined in said Promissory Note and/or Deed of Trust has occurred and the obligations set forth therein are now wholly due and payable and/or performable; and,

WHEREAS, First National Bank, the owner and holder of said Promissory Note and Deed of Trust and the liens created therein and the entity entitled to enforce same, has requested that the undersigned to sell said real property, improvements and personal property and fixtures described in the referenced Deed of Trust to satisfy said obligations.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 3, 2017, between 10:00 a.m. and 1:00 p.m., the Substitute Trustee, will sell, to the highest bidder for cash, at the Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, Texas, 75071, or in the area designated by the Commissioner's Court of Collin County, Texas, for foreclosure sales, pursuant to Section 51.002 of the Texas Property Code, the following described real property, improvements, personal property and fixtures, if applicable, to wit: those tracts and parcels of land in Collin County, Texas, legally described on Exhibit "A" attached hereto and incorporated herein by reference. The earliest the sale will begin is 10:00 AM.

The contact information for the Substitute Trustee is as follows:

Michael W. Broome, PC  
Michael W. Broome  
8625 Mid-Cities Blvd., Suite 300  
North Richland Hills, Texas 76182  
(P) 817-520-1030  
(F) 817-520-1037

2016 DEC -9 PM 12: 11  
FILED  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: [Signature] DEPUTY

**This Property is being sold "AS IS," "WHERE IS" and "WITH ALL FAULTS and subject to a first and superior lien held by the Beneficiary referenced above.**

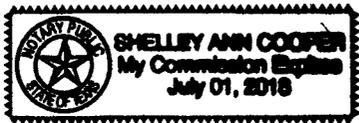
This Instrument has been executed on and to be effective as of December 8, 2016.

[Signature]  
MICHAEL W. BROOME  
Substitute Trustee

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Broome, in his capacity as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given Under My Hand and Seal of Office this on December 8, 2016.



[Signature]  
Notary Public

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Being a tract of land located in the James Herndon Survey, Abstract No 391, City of McKinney, Collin County, Texas and being a part of a 216.746 acre tract of land described in Deed to Mallard Lakes, L.P., recorded in Document Number 95-0006935, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with a yellow plastic cap stamped "Huitt & Zollars" found at the intersection of the south line of Virginia Parkway, a 120 foot wide public right-of-way, with the east line of Lake Forest Drive, a 120 foot wide public right-of-way;

THENCE South 77 degrees 29 minutes 19 seconds East, along the south line of said Virginia Parkway, a distance of 345.70 feet to a ½ inch iron rod with a yellow plastic cap stamped "Roome" found at the northwest corner of a tract of land described in Deed to James A. Collier recorded in Document Number 2000-0048339, Deed Records, Collin County, Texas;

THENCE South 00 degrees 49 minutes 49 seconds West, passing a 5/8 inch iron rod found at a distance of 266.77 feet and continuing for a total distance of 290.49 feet to a point for the southwest corner of said Collier Tract, said point being at or near the approximate center line of a creek;

THENCE Easterly, along said center line, the following eleven (11) courses and distances:

North 62 degrees 49 minutes 04 seconds East, a distance of 15.19 feet to a point for corner;

North 83 degrees 50 minutes 52 seconds East, a distance of 45.11 feet to a point for corner;

North 64 degrees 01 minutes 02 seconds East, a distance of 27.76 feet to a point for corner;

North 25 degrees 12 minutes 20 seconds East, a distance of 48.01 feet to a point for corner;

South 60 degrees 18 minutes 59 seconds East, a distance of 81.14 feet to a point for corner;

North 25 degrees 34 minutes 00 seconds East, a distance of 34.37 feet to a point for corner;

North 55 degrees 01 minutes 44 seconds East, a distance of 40.74 feet to a point for corner;

North 14 degrees 56 minutes 28 seconds East, a distance of 39.69 feet to a point for corner;

North 71 degrees 56 minutes 48 seconds East, a distance of 46.14 feet to a point for corner;

South 71 degrees 34 minutes 18 seconds East, a distance of 30.20 feet to a point for corner;

North 86 degrees 28 minutes 11 seconds East, a distance of 54.14 feet to a point for corner in the most northerly west line of Mallard Lakes at McKinney, Phase Three, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Slide 228-230, Map Records, Collin County, Texas;

THENCE South 07 degrees 18 minutes 14 seconds West, leaving said south line and along the west line of said Mallard Lakes at McKinney, Phase Three, a distance of 444.91 feet to a point at the northeast corner of Timber Ranch Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet O, Slide 562, Map Records, Collin County, Texas;

THENCE Westerly, along the north lines of said Timber Ranch Addition, the following eleven (11) courses and distances:

North 83 degrees 11 minutes 51 seconds West, a distance of 214.22 feet to a point for corner;

South 63 degrees 43 minutes \_\_\_\_ seconds West, a distance of 145.10 feet to a point for corner;

North 75 degrees 41 minutes 33 seconds West, a distance of 74.26 feet to a point for corner;

South 36 degrees 48 minutes 44 seconds West, a distance of 92.87 feet to a point for corner;

South 88 degrees 03 minutes 12 seconds West, a distance of 60.08 feet to a point for corner;

North 38 degrees 18 minutes 56 seconds East, a distance of 48.48 feet to a point for corner;

North 78 degrees 48 minutes 48 seconds West, a distance of 62.44 feet to a point for corner;

South 20 degrees 51 minutes 59 seconds West, a distance of 79.49 feet to a point for corner;

South 14 degrees 49 minutes 47 seconds West, a distance of 27.19 feet to a point for corner;

South 17 degrees 23 minutes 49 seconds West, a distance of 25.70 feet to a point for corner;

North 82 degrees 09 minutes 15 seconds West, a distance of 58.31 feet to a ½ inch iron rod with a yellow plastic cap stamped "Roome" found in the east right-of-way line of said Lake Forest Drive at the Northwest corner of said Timber Ranch Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 25 minutes 25 seconds, a radius of 1,120.00 feet and a chord bearing and distance of North 01 degrees 31 minutes 00 seconds East, 66.92 feet;

THENCE Northerly, along said East right-of-way line, the following four (4) courses and distances:

Northerly, along said curve to the left, an arc distance of 66.93 feet to a ½ inch iron rod with a yellow plastic cap stamped "Huitt & Zollars" found for corner;

North 00 degrees 11 minutes 43 seconds West, a distance of 308.26 feet to a ½ inch iron rod with a yellow plastic cap stamped Huitt & Zollars found for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degrees 58 minutes 02 seconds, a radius of 3,940.00 feet and a chord bearing and distance of North 00 degrees 47 minutes 19 seconds East, 135.27 feet;

Northerly, along said curve to the right, an arc distance of 135.28 feet to a point for corner;

North 01 degrees 46 minutes 20 seconds East, a distance of 332.66 feet to the POINT OF BEGINNING and containing 8.443 acres of land, more or less.

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