

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

ANNEX FILED
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

1. **Property To Be Sold.** The property to be sold is described as follows:

All property (real, personal or otherwise) described in the Deed of Trust, including, but not limited to, **Lot 12, Block A of Bristol Park, Phase One, an addition to the City of Lucas, Collin County, Texas, according to the plat thereof recorded under Clerk's File No. 2014-699, Plat Records, Collin County, Texas,** together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein (the "Property").

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: **Tuesday, January 3, 2017**

Time: The sale shall begin no earlier than **10:00 A.M.** or no later than three hours thereafter. The sale shall be completed by no later than **1:00 P.M.**

Place: **The southwest entrance of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, TX 75071.**

The trustee appointed by beneficiary to conduct the sale has been authorized by the beneficiary to postpone, withdraw, or reschedule the sale for another day if directed by beneficiary. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust. The beneficiary thereunder intends to bid at the sale and any such bid made on behalf of beneficiary shall be in the form of a credit owed against the amounts secured by the Deed of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters of record or as set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in

force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, Security Agreement and Assignment of Rents, Leases, Incomes and Agreements executed by **MCCH Industries, LLC**, a Texas limited liability company (the "Borrower"), to Daniel W. Brooks, Trustee for the benefit of **Independent Bank** (the "Lender") dated April 3, 2015 and recorded under Instrument Number 20150803000968730 of the Real Property Records of Collin County, Texas (the "Deed of Trust").

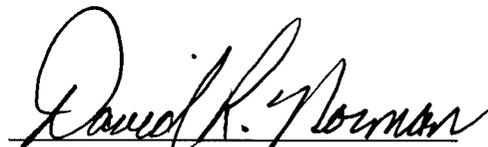
5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note in the original principal amount of \$856,000.00 executed by Borrower, and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Independent Bank is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Independent Bank
Attention: Mike Phillips
1600 Redbud Blvd., Suite 300
McKinney, Texas 75069
(469) 301-2943

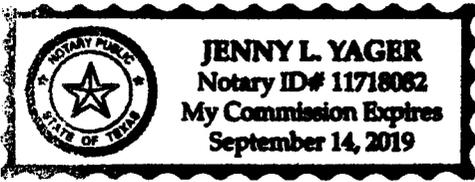
6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as substitute trustee to conduct the sale.

DATED December 12, 2016.


David R. Norman, Substitute Trustee
2600 Network Blvd., Suite 400
Frisco, Texas 75034
Telephone: (214) 472-2100

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by David R. Norman, Substitute Trustee, on the 12th day of December, 2016.



Jenny L. Yager
Notary Public, State of Texas

My Commission Expires:
9/14/19

Jenny L. Yager
(Printed Name of Notary)