

FILED

**NOTICE OF TRUSTEE'S NON-JUDICIAL  
FORECLOSURE SALE**

2016 DEC 12 PM 2: 03

STATE OF TEXAS            }  
  }  
COUNTY OF COLLIN        }

KNOW ALL MEN BY THESE PRESENTS

SEALBY DEPT  
COUNTY CLERK  
COLLIN COUNTY TEXAS  
*[Signature]* DEPUTY

WHEREAS, by Deed of Trust (the "Deed of Trust") dated September 27, 2016, **MCCH INDUSTRIES, LLC** executed a Deed of Trust conveying to Philip D. Collins, as Trustee, the property situated in Collin County, Texas, to-wit:

Lot 5, Block A, of LEWIS PARK ESTATES, an Addition to the City of LUCAS, COLLIN COUNTY, TEXAS according to the Final Plat thereof recorded in Volume 2016, Page 12, of the Map Records of Collin County, Texas

More commonly known as Lot 5, Block A, Lewis Park Estates, Lucas, Collin County, TX 75002

(herein the "Property") to secure that one certain Promissory Note (the "Note") herein described, in the original principal amount of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$112,500.00), executed by **MCCH INDUSTRIES, LLC**, and made payable to UNITED TEXAS BANK, which such Deed of Trust is recorded in the Deed Records of Collin County, Texas, and being document number 20161010001366170; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust and the outstanding balance is now wholly due; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell said "Property" to satisfy said indebtedness.

PLEASE BE ADVISED that the Deed of Trust permits UNITED TEXAS BANK to postpone, withdraw or reschedule the sale for another day. In that case, the Substitute Trustee 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

**FURTHER, PLEASE BE ADVISED AS FOLLOWS:**

1. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting UNITED TEXAS BANK to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

3. The sale will be made expressly subject to any title matters 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. The sale shall not cover any part of the Property that has been released of public record from the lien of 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. Pursuant to the Deed of Trust, UNITED TEXAS BANK has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

5. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

6. Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by any Substitute Trustee.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT ON TUESDAY, THE 3RD DAY OF JANUARY, 2017, BETWEEN THE HOURS OF 10:00 A.M. AND 4:00 P.M., I WILL SELL SAID PROPERTY AT THE SOUTHWEST ENTRANCE TO THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING, LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT OF SUCH COUNTY PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE, TO THE HIGHEST BIDDER FOR CASH. SAID SALE WILL BEGIN AT 12:00 P.M. AND WILL TAKE PLACE NOT LATER THAN THREE HOURS AFTER THAT TIME.

WITNESS MY HAND this the 12<sup>th</sup> day of December, 2016.

  
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PHILIP D. COLLINS, Trustee

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF**

**THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVICNG ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY**

Please Return to:  
PHILIP D. COLLINS & ASSOCIATES, P.C  
PHILIP D. COLLINS  
7557 Rambler Road, Suite 930  
Dallas, Texas 75231  
(469) 453-4600  
pdcollins@pdcollinslaw.com