

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The following capitalized terms, as used in this document, shall have the meanings as set forth below:

Borrower: MCCH Industries, LLC, a Texas limited liability company

Lender: Texas Bank Financial, a Texas state bank

Note: A Promissory Note dated September 21, 2016, in the original principal amount of \$175,000.00, executed by Borrower as maker and payable to the order of Lender.

Deed of Trust: A Deed of Trust dated September 21, 2016, to be effective September 23, 2016, executed by Borrower to Original Trustee, filed in the Office of the Collin County Clerk on October 4, 2016, as Document No. 20161004001342270 and recorded in the Official Public Records of Collin County, Texas.

Property: All of the property described in Exhibit A attached hereto and incorporated fully herein by reference, together with all improvements thereon and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

Original Trustee: J. Mark Riebe

Substitute Trustee: William F. McCann, C. Edward Fowler, Jr. and/or L. Taylor Anderson, any to act

Address of Substitute Trustee: William F. McCann, C. Edward Fowler, Jr. and/or L. Taylor Anderson
Law, Snakard & Gambill, P.C.
4055 International Plaza, Suite 650
Fort Worth, Texas 76109

Sale Date: February 7, 2017, which is the first Tuesday of said month.

Earliest Time For Sale: 10:00 a.m. on the Sale Date.

County: Collin County, Texas.

FILED
2017 JAN 12 PM 1:13
CLERK OF COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: [Signature] DEPUTY

**Designated
Sale Area:**

The southwest entrance of the Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, Collin County, Texas 75071, or as designated by the Commissioners Court of Collin County, Texas.

A. Under the terms of the Deed of Trust, the Property was conveyed in trust to Original Trustee for the benefit of the holder of the Note to secure, among other obligations, the payment of the Note.

B. Lender is the legal owner and holder of the indebtedness evidenced by the Note and secured by the Deed of Trust.

C. Default has occurred under the terms of the Note and the Deed of Trust. The indebtedness evidenced by the Note has either matured or has been accelerated in accordance with the terms of the Note and the Deed of Trust and as provided by law, and is now fully due and payable.

D. By written instrument entitled "Removal of Trustee and Appointment of Substitute Trustee," Lender removed Original Trustee and any other person or persons previously appointed to act as the trustee or substitute trustee under the Deed of Trust, and appointed the Substitute Trustee to assume the powers of and to act in the place and stead of Original Trustee under the Deed of Trust, the removal and appointment being in the manner authorized by the Deed of Trust. Lender also requested the Substitute Trustee to sell the Property in the manner provided in the Deed of Trust and as required by law to satisfy, in whole or in part, the obligations secured by the Deed of Trust.

NOW, THEREFORE, notice is hereby given that the undersigned, as the Substitute Trustee under the Deed of Trust, will sell the property by public sale at auction at the Designated Sale Area and on the Sale Date described above to the highest bidder for cash. Such public sale will begin no earlier than the Earliest Time for Sale described above and no later than three (3) hours after that time. NO WARRANTIES, EITHER EXPRESS OR IMPLIED, ARE OR SHALL BE MADE REGARDING THE PROPERTY AS TO MERCHANTABILITY, HABITABILITY, FITNESS FOR PURPOSE, WORKMANSHIP, OR QUALITY, AND NO POLICY OF TITLE INSURANCE WILL BE FURNISHED TO THE PURCHASER. The real property components and the personal property components of the Property will be sold together at the non-judicial foreclosure sale described above, as permitted by Section 9.604 of the Texas Business and Commerce Code, as amended.

EXECUTED on January 11, 2017.

SUBSTITUTE TRUSTEE

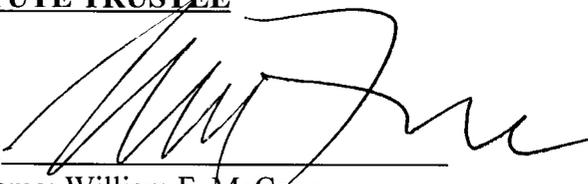
Signature: 
Printed Name: William F. McCann
Title: Substitute Trustee

EXHIBIT A

Lot 10, Block B, LEWIS PARK ESTATES, an addition to the City of Lucas, Collin County, Texas, according to the Map recorded in Volume 2016, Page 12, Map Records, Collin County, Texas.

Property Address: 775 Kenwood Trail
Lucas, Texas 75002

UNOFFICIAL