

FILED

2020 AUG -7 PM 12: 57

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
DEPUTY

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

**STATE OF TEXAS** §  
§  
**COUNTY OF COLLIN** §

**WHEREAS**, by that certain Deed of Trust dated as of October 31, 2018, executed by 12600 Rolater Road. L.P. ("Grantor"), to Kevin L. Hodges, Trustee, for the benefit of ACCESSBANK TEXAS ("Lender"), filed for record as Document Number 20181105001370500 in the deed records of Collin County, Texas (the "Deed of Trust") and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantor conveyed to Trustee certain property situated in Collin County, Texas (the "Property"), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Collin County, Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes, to secure the repayment of that certain Promissory Note dated on or about October 31, 2018, in the original principal amount of \$4,750,000.00, executed by Grantor as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the "Note"), and any and all other indebtedness secured by and described in the Deed of Trust; and

**WHEREAS**, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, David Garvin, Jack Beckman, Michelle Schwartz, or Kelly Goddard, whose street address is 1401 Burnham Drive, Plano, TX 75093, as Substitute Trustee;

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the "Indebtedness"), is now wholly due and payable; and

**WHEREAS**, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on September 1, 2020, no earlier than 12:00 o'clock p.m., nor later than 3:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on the Property in the area designated by the Commissioner's Court of Collin County, Texas, to the highest bidder for cash (the "Sale").

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING 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.**

EXECUTED this 24<sup>th</sup> day of July, 2020.

By: *John H. Ivie, III*  
John H. Ivie, III,  
Substitute Trustee

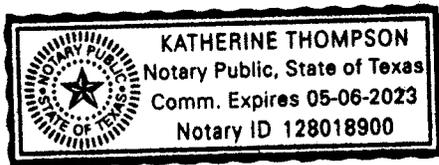
STATE OF TEXAS

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COUNTY OF COLLIN

This Notice of Substitute Trustee's Non-Judicial Foreclosure Sale was acknowledged before me on this 24<sup>th</sup> day of July, 2020, by John H. Ivie, III, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 24<sup>th</sup> day of July, 2020.



*Katie Thompson*  
Notary Public in and for the State of Texas

Exhibit "A"

TRACT 1: FEE SIMPLE

Being Lot 1R, Block A, of NWC COIT/ROLATER, an Addition to the City of Frisco, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2018, Page 187, Plat Records, Collin County, Texas.

TRACT 2: EASEMENT ESTATE

Easement Estate created in Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Mary Griffin, Individually and as Independent Executrix of the Estates of John Haden Standerfer, Jr. and Patsy Ann Standerfer, Oakwell/Coit, Ltd., a Texas limited liability partnership, and PGTX Development, LLC, a Texas limited liability company, filed September 5, 2008, recorded in Clerk's File No. 20080905001000560 of the Real Property Records of Collin County, Texas.

TRACT 3: EASEMENT ESTATE

Easement Estate created by easement reservation created in Warranty Deed filed February 12, 2008, recorded in/under cc# 20080212000169330 of the Official Public Records of Collin County, Texas.

Unofficial