

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the 50% interest in the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee that Lender may appoint, will sell the 50% interest in the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the 50% interest in the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed for 50% interest in the Property containing any warranties of title required by the Deed of Trust. The 50% interest in the Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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 as of June 13, 2017.

SUBSTITUTE TRUSTEE:

Sherri L. Gallant
Sherri L. Gallant

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 13th day of June 2017, by Sherri L. Gallant.

Haley Fielding
Notary Public in and for the State of Texas

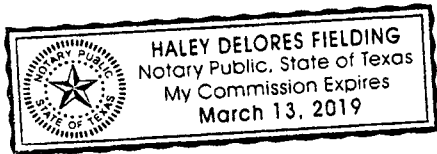


EXHIBIT A

All that certain lot, tract, or parcel of land being the southwest part of Lot Six (6), Block One (1) of the Switzer Addition to the City of Itasca, Hill County, Texas, as shown on the plat recorded in Volume 162, Page 2, Hill County Deed Records and being more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of Lot No. 1, same being 115.5' North from the Southwest corner of said Switzer Addition:

Thence East 130 feet to a stake for corner;
Thence North 54 feet to a stake for corner;
Thence West 130 feet to Files Street;

Thence South 54 feet to the Place of Beginning, containing 7,020 square feet, the identical premises conveyed from Alva Underwood, et ux, to Loyd W. Forrest by deed dated January 9, 1937, recorded in Volume 282, Page 35, Hill County Deed Records, and being a portion of Lot 6 of said addition and believed to be more commonly known as 102 Files Street, Itasca, Texas 76055.

After Posting, please return an original to:

Williams, McClure & Parmelee
5601 Bridge Street, Suite 300
Fort Worth, Texas 76112

Attorneys for Ellis County Business Enterprises LLC