

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS
COUNTY OF NAVARRO

§
§ KNOW ALL PERSONS BY THESE PRESENTS:
§

DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT INFORMATION:

Date: July 2, 2015

Grantor: PF Interests, LLC, a Texas limited liability company

2018 - 31

Original Mortgagee: NCC Financial, LLC, a Texas limited liability company, its successors and assigns

Original Principal: \$2,718,000.00

Recording Information: Document No. 00004604

FILED FOR RECORD
AT 10:45 O'CLOCK A.M.

PROPERTY INFORMATION

MAR 13 2018

Property County: Navarro

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY RD DEPUTY

Property: Approximately 17.2 acres of land located in Corsicana, Navarro County, Texas as more particularly described on *Exhibit A* attached hereto and made a part hereof.

Reported Address: 3725 7th Avenue (Highway 31), Corsicana, Texas 75110

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April 2018.

Time of Sale: 10:00 A.M. or within three hours thereafter.

Place of Sale: ON THE FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE LOCATED AT 300 WEST THIRD AVE., CORSICANA, TEXAS or, if the preceding area is no longer the designated area, then at the area most recently designated by the Harris County Commissioner's Court.

Substitute Trustee: Gil J. Altom, Jr.

Trustee Address: 706 S. Washington St. Kaufman, Texas 75142
(972-973-8300)

WHEREAS, the above-named Grantor previously conveyed the above described Property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the Trustee has been requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Mortgagee

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder 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. The sale will begin within three hours after that time. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions and title matters referenced in the Deed of Trust and all matters appearing of record to the extent the same are still in effect and shall not cover any Property that has been released from the lien of the Deed of Trust.

4. 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. No representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the Property, subject to any liens or interests of any kind that may survive the sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

5. 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 the trustee or any substitute trustee.

6. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

7. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. 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 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.

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.

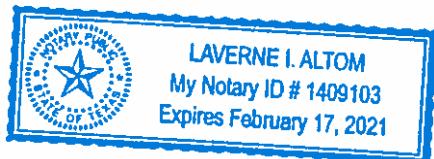
Questions regarding the sale may be directed to the undersigned or to the Mortgagee, NCC Financial, LLC, 16420 Park Ten Place, Suite 125, Houston, Texas 77084.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of March 13, 2018.



STATE OF TEXAS
COUNTY OF KAUFMAN

SUBSCRIBED AND SWORN TO BEFORE ME on this the 13th day of March 2018, by Gil J. Altom, Jr. in the capacity therein stated.



LaVonne I Altom
Notary Public, State of Texas

Exhibit A
Property Description

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT 1R, BLOCK 1681, K-MART PLAZA ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 238, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.