

NOTICE OF FORECLOSURE SALE

April 26, 2019

FILED

10:00am

APR 29 2019

DEED OF TRUST ("Deed of Trust"):

CHRISTIE WAKEFIELD
BY *[Signature]*
LEON COUNTY, TEXAS

Dated: August 20, 2018

Grantor: BROKEN STAR CAFE AND CZECH BAKERY, LLC, JAMES D. BROOKS and MISTY R. BROOKS

Trustee: JOEL SHAW

Lender: NORMANGEE STATE BANK

Recorded in: Vol. 1738, Page 254 of the real property records of Leon County, Texas

Legal Description:

TRACT I:

1.00 acre of land, more or less, in the JACOB CRAFT SURVEY, A-183, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "A";

TRACT II:

1.00 acre of land, more or less, in the JACOB CRAFT SURVEY, A-183, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "B";

TRACT III:

Together with the Non-Exclusive Use of a Fee and Uninterrupted 20 Foot Easement, being 0.01 acre of land, more or less, in the JACOB CRAFT SURVEY, A-183, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as Exhibit "C".

Secures: Promissory Note ("Note") in the original principal amount of \$877,000.00, executed by BROKEN STAR CAFE AND CZECH BAKERY, LLC, JAMES D. BROOKS and MISTY R. BROOKS ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Modifications and Renewals: Deed of Trust and UCC-1 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

Date: Tuesday, June 4, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 130 East Saint Mary's Street, South Entrance, Centerville, Texas 75833

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NORMANGEE STATE BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, NORMANGEE STATE BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of NORMANGEE STATE BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NORMANGEE STATE BANK's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If NORMANGEE STATE BANK passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by NORMANGEE STATE BANK. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



GEORGE M. ROBINSON
Attorney for Mortgagee

GEORGE M. ROBINSON
129 South Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

Legal Description
For Steve Torno
Jacob Craft Survey, Abstract No. 183
City of Centerville
Leon County, Texas

1.00 Acre

All that certain lot, tract or parcel of land, part of the Jacob Craft Survey, Abstract No. 183, City of Centerville, Leon County, Texas, being part of that certain called 2.738 acre tract described in a deed to Steve Torno from Robert W. Lacey, Nell H. Lacey and Charles Danny Lacey on July 15, 2009 and recorded in Volume 1403, Page 806 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/4" iron rod (set) in the East line of the above mentioned 2.738 acre tract, the Northeast corner of a called 0.60 acre tract conveyed to Tom G. Holmes in Volume 1124, Page 108 and being in the West line of South Old Bryan Road, from which a 3/8" sucker rod (found) for the Southeast corner of the 2.738 acre tract and the 0.60 acre Holmes tract bears South 02 deg. 25 min. 13 sec. East - 100.00 ft.;

THENCE South 87 deg. 37 min. 55 sec. West across the 2.738 acre tract and with the North line of the 0.60 acre Holmes tract, a distance of 266.11 ft. to a 1/2" iron rod (set) for the Northwest corner of same, the Southwest corner of this tract, in the northerly West line of the 2.738 acre tract, in the East line of a called 4.417 acre tract conveyed to Radha Enterprises, Inc. in Volume 1054, Page 926;

THENCE North 01 deg. 39 min. 54 sec. East with the northerly West line of the 2.738 acre tract and the East line of the 4.417 acre Radha tract, a distance of 122.72 ft. to a 1/2" iron rod (found) at a t-post for the Northeast corner of same, the Southeast corner of a called 1 acre tract conveyed to Roy R. Teston and wife, J. Lee Teston in Volume 768, Page 391, the Southwest corner of a called 0.122 acre tract conveyed to Roy R. Teston in Volume 1406, Page 132 and being a Northwest corner of the residue of the 2.738 acre tract;

THENCE North 87 deg. 07 min. 11 sec. East with a North line of the residue of the 2.738 acre tract and the South line of the 0.122 acre Teston tract, a distance of 10.14 ft. to a 1/2" iron rod (found) at a t-post for the Southeast corner of same and being an ell corner of the residue of the 2.738 acre tract;

THENCE North 06 deg. 26 min. 18 sec. East with a West line of the residue of the 2.738 acre tract and the East line of the 0.122 acre Teston tract, a distance of 58.77 ft. to a 1/2" iron rod (set) for the northerly Northwest corner of this tract from which a 1/2" iron rod (found) at a t-post for the Northeast corner of the 0.122 acre Teston tract bears North 06 deg. 26 min. 18 sec. East - 198.24 ft.;

THENCE South 87 deg. 07 min. 44 sec. East across the 2.738 acre tract, a distance of 239.20 ft. to a 1/2" iron rod (set) for the Northeast corner of this tract, in the East line of the 2.738 acre tract and being in the West line of South Old Bryan Road, from which a 1/2" iron rod (found) at a t-post for the Northeast corner of the 2.738 acre tract bears North 02 deg. 25 min. 13 sec. West - 198.70 ft.;

THENCE South 02 deg. 25 min. 13 sec. East with the East line of the 2.738 acre tract and the West right-of-way of South Old Bryan Road, a distance of 158.75 ft. to the place of beginning and containing 1.00 acre of land.

The bearings recited herein are based on the northerly West line of a called 2.738 acre tract described in Volume 1403, Page 806 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

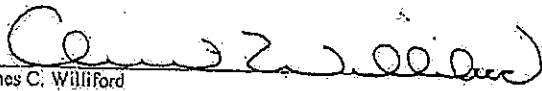

James C. Williford
Registered Professional Land Surveyor No. 5973
May 19, 2014
Job No. 14-058 Book: 18/65
Plat accompanies legal description



EXHIBIT A

Williford Land Surveying
P. O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description

For James D. Brooks and Misty R. Brooks
Jacob Craft Survey, Abstract No. 183
City of Centerville
Leon County, Texas

0.64 Acre:

All that certain lot, tract or parcel of land, part of the Jacob Craft Survey, Abstract No. 183, City of Centerville, Leon County, Texas, being part of that certain called 2.738 acre tract described in a deed to Steve Torno from Robert W. Lacey, Nell H. Lacey and Charles Danny Lacey on July 15, 2009 and recorded in Volume 1403, Page 806 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/4" iron rod (found) at a t-post for the northerly-Northwest corner of the residue of the above mentioned 2.738 acre tract, the Northeast corner of a called 0.122 acre tract conveyed to Roy R. Heston in Volume 1406, Page 132 and being in the South line of State Highway No. 7

THENCE South 87 deg. 07 min. 03 sec. East with the most northerly line of the 2.738 acre tract and the South line of State Highway No. 7, a distance of 99.44 ft. to the northerly Northeast corner of this tract and being in the center of an entranceway, from which a 1/4" iron rod (set) for reference bears South 02 deg. 21 min. 23 sec. East - 0.23 ft.;

THENCE South 02 deg. 21 min. 23 sec. East across the 2.738 acre tract, a distance of 150.00 ft. to a 1/4" iron rod (set) for an ell corner of this tract;

THENCE South 87 deg. 07 min. 03 sec. East across the 2.738 acre tract, a distance of 109.00 ft. to a 1/4" iron rod (set) for the easterly Northeast corner of this tract, in the East line of the 2.738 acre tract and being in the West line of South Old Bryan Road;

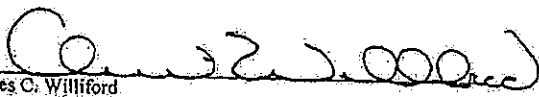
THENCE South 02 deg. 21 min. 23 sec. East with the East line of the 2.738 acre tract and the West line of South Old Bryan Road, a distance of 48.70 ft. to a 1/4" iron rod (set) for the Southeast corner of this tract and being the Northeast corner of a called 1.00 acre tract conveyed to James D. Brooks and wife, Misty R. Brooks in Volume 1603, Page 652;

THENCE North 87 deg. 07 min. 03 sec. West across the 2.738 acre tract and with the North line of the 1.00 acre Brooks tract, a distance of 238.90 ft. to a 1/4" iron rod (set) for the Northwest corner of same, the Southwest corner of this tract, in the northerly West line of the residue of the 2.738 acre tract and being in the East line of said 0.122 acre Heston tract;

THENCE North 06 deg. 26 min. 34 sec. East with the northerly West line of the 2.738 acre tract and the East line of the 0.122 acre Heston tract, a distance of 193.24 ft. to the place of beginning and containing 0.64 acre of land.

The bearings recited herein are based on the South line of called 0.60 acre tract described in Volume 1662, Page 617 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.


James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
March 21, 2016
Job No. 16-034 Book: 42/55
Plat accompanies legal description

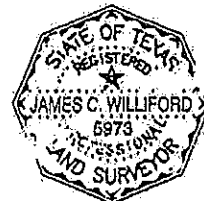


EXHIBIT B

Williford Land Surveying
P. O. Box 1266 • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description

For Steve Torno, James D. Brooks and Misty R. Brooks
Jacob Craft Survey, Abstract No. 183
City of Centerville
Leon County, Texas

0.01 Acre

20 Ft. x 20 Ft. Easement

All that certain lot, tract or parcel of land, part of the Jacob Craft Survey, Abstract No. 183, City of Centerville, Leon County, Texas, being part of that certain called 2.738 acre tract described in a deed to Steve Torno from Robert W. Lacey, Neil H. Lacey and Charles Danny Lacey on July 15, 2009 and recorded in Volume 1403, Page 806 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a corner in the most northerly line of the residue of the 2.738 acre tract, in the most northerly line of a 0.64 acre tract described on this day, in the South line of State Highway No. 7, from which a 1/2" iron rod (found) at a top post for the northerly Northwest corner of the 2.738 acre tract and being the Northeast corner of a called 0.122 acre tract conveyed to Roy B. Heston in Volume 1406, Page 132 bears North 87 deg. 07 min. 03 sec. West - 89.40 ft.;

THENCE South 87 deg. 07 min. 03 sec. East with the most northerly line of the 2.738 acre tract, the North line of the 0.64 acre tract and the South line of State Highway No. 7, at 10.04 ft. pass the northerly Northeast corner of the 0.64 acre tract and continue a total distance of 20.08 ft. to the Northeast corner of this tract;

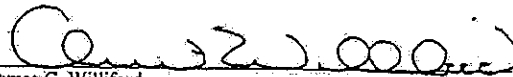
THENCE South 02 deg. 21 min. 23 sec. East across the 2.738 acre tract, a distance of 20.08 ft. to the Southeast corner of this tract;

THENCE North 87 deg. 07 min. 03 sec. West continuing across the 2.738 acre tract and across said 0.64 acre tract, at 10.04 ft. cross the northerly East line of the 0.64 acre tract and continue a total distance of 20.08 ft. to the Southwest corner of this tract;

THENCE North 02 deg. 21 min. 23 sec. West continuing across the 2.738 acre tract and the 0.64 acre tract, a distance of 20.08 ft. to the place of beginning and containing 0.64 acre of land.

The bearings recited herein are based on the South line of called 0.60 acre tract described in Volume 1662, Page 617 of the Official Records of Leon County, Texas.

I, James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.



James C. Williford
Registered Professional Land Surveyor No. 5973
Firm Registration No. 10082500
March 21, 2016
Job No. 16-034e Book: 42/55
Plat accompanies legal description.

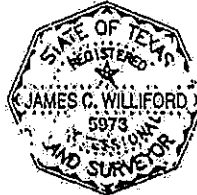


EXHIBIT C

Williford Land Surveying
710 East Commerce Street • Mexia, Texas 76667
Ph: 254-562-2837 • Fx: 254-562-2867
Clint Williford RPLS#5973

Legal Description
For Steve Torno
Jacob Craft Survey, Abstract No. 183
City of Centerville
Leon County, Texas

All that certain lot, tract or parcel of land, part of the Jacob Craft Survey, Abstract No. 183, City of Centerville, Leon County, Texas, being part of that certain called 2.738 acre tract described in a deed to Steve Torno from Robert W. Lacey, Nell H. Lacey and Charles Danny Lacey on July 15, 2009 and recorded in Volume 1403, Page 806 of the Official Records of Leon County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 5/8" sucker rod (found) at a t-post for the Southeast corner of the above mentioned 2.738 acre tract, the Northeast corner of a called 1,000 acre tract conveyed to Nell Lacey in Volume 589, Page 38 and being in the West right-of-way of South Old Bryan Road;

THENCE South 87 deg. 37 min. 55 sec. West with the easterly South line of the 2.738 acre tract and the North line of the 1,000 acre tract, a distance of 249.74 ft. to a 1/2" iron rod (found) capped "Free" at a t-post for the southerly Southwest corner of the 2.738 acre tract and being the Southeast corner of a 0.019 acre tract;

THENCE North 09 deg. 11 min. 30 sec. East with the southerly West line of the 2.738 acre tract and the East line of the 0.019 acre tract, a distance of 29.63 ft. to a 1/2" iron rod (found) capped "Free" at a t-post for the Northeast corner of same and being an ell corner of the 2.738 acre tract;

THENCE North 80 deg. 37 min. 06 sec. West with the North line of the 0.019 acre tract and the westerly South line of the 2.738 acre tract, a distance of 27.58 ft. to a 1/2" iron rod (found) capped "Free" at a t-post for the westerly Southwest corner of same, the Northwest corner of the 0.019 acre tract and being in the East line of a called 4.417 acre tract conveyed to Radha Enterprises, Inc. from Manoj L. Patel and Ramila M. Patel on August 1, 2000 and recorded in Volume 1054, Page 926;

THENCE North 01 deg. 39 min. 54 sec. East with the northerly West line of the 2.738 acre tract and the East line of the 4.417 acre tract, a distance of 65.52 ft. to a 1/2" iron rod (set) for the Northwest corner of this tract, from which a 1/2" iron rod (found) capped "Free" at a t-post bears North 01 deg. 39 min. 54 sec. East - 122.72 ft.;

THENCE North 87 deg. 37 min. 55 sec. East across the 2.738 acre tract, a distance of 266.11 ft. to a 1/2" iron rod (set) for the Northeast corner of this tract, in the East line of the 2.738 acre tract and being in the West right-of-way of South Old Bryan Road, from which a 1/2" iron rod (found) for the Northeast corner of the 2.738 acre tract bears North 02 deg. 25 min. 13 sec. West - 357.45 ft.;

THENCE South 02 deg. 25 min. 13 sec. East with the East line of the 2.738 acre tract and the West right-of-way of South Old Bryan Road, a distance of 100.00 ft. to the place of beginning and containing 0.60 acre of land.

The bearings recited herein are based on the northerly West line of a called 2.738 acre tract described in Volume 1403, Page 806 of the Official Records of Leon County, Texas.

I James C. Williford, Registered Professional Land Surveyor No. 5973, do hereby certify that the legal description hereon was prepared from an actual survey made on the ground under my direction and supervision.

James C. Williford
James C. Williford
Registered Professional Land Surveyor No. 5973
February 5, 2010
Job No. 10-010 Book: 18/65
Plat accompanies legal description

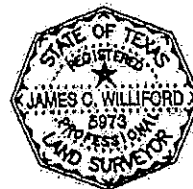


EXHIBIT D