

Notice of Foreclosure Sale

REQUIRED NOTICE

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 send of this notice immediately.

1. *Property to Be Sold.* The property to be sold is described as follows:

Being a tract of land situated in the HARDIN WRIGHT SURVEY, ABSTRACT NO. 957, Collin County, Texas, and including Lot 2, Block 17 of the Original Town of Princeton according to the Map thereof recorded in Volume 37, Page 456, Map Records, Collin County, Texas, and being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes.

Aka: 512 N. 3<sup>rd</sup> Street, Princeton, Texas 75407

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in cc# 2007-00937730, of the real property records of Collin County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: November 1, 2016

Time: The sale will begin no earlier than 10:00 A.M. and will be completed no later than three hours thereafter.

Place: THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG., 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS OR AS DESIGNATED BY THE COLLIN COUNTY COMMISSIONERS

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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

BY: [Signature] COUNTY CLERK COLLIN COUNTY, TEXAS DEPUTY

2016 OCT -7 AM 9:00

FILED

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Tammy Jones**.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$115,844.00, executed by TAMMY JONES, and payable to the order of **GEORGE NULL**, who is now deceased. The heirs at law of George Null are the current owners and holders of the Obligations and are the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated October 4, 2016

*Charles Kramer*

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CHARLES KRAMER or  
KARL V. HUNTER  
TRUSTEE

Hunter & Kramer, P.C.  
2301 W. Plano Parkway, Suite 106  
Plano, Texas 75075  
Phone: 214.387.4591

Exhibit A

BEING situated in the Hardin Wright Survey, Abstract No. 957 in Collin County, Texas and being Lot 2, Block 17, of the Original Town of Princeton, according to the Plat thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas, and being part of the Louisiana & Arkansas Railway Company right-of-way and being more particularly described by metes and bounds to-wit:

BEGINNING at an Iron Pin found, being the Southeast corner of Lot 2;

THENCE West with the South line of Lot 2 a distance of 140 feet to an Iron Pin found;

THENCE North with the East line of an alley at 31 feet the Northwest corner of Lot 2, then continuing a total of 56.7 feet to an Iron Pine set;

THENCE North 75 degrees 58 minutes East 144.3 feet to an Iron Pin set in the West line of Third Street;

THENCE South with said street line 91.7 feet to the place of beginning.