

**NOTICE OF FORECLOSURE 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.**

1. *Property to Be Sold.* The property to be sold is described as follows: BEING A 1.361 ACRE TRACT SITUATED IN THE CITY OF FAIRVIEW, OUT OF THE JOHN A. TAYLOR SURVEY, ABSTRACT NO. 909, COLLIN COUNTY, TEXAS, ALSO BEING PART OF THAT CERTAIN 10 ACRE TRACT CONVEYED TO RICHARD C. CAMPBELL, TRUSTEE, BY WARRANTY DEED RECORDED IN VOLUME 868, PAGE 714, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID 1.361 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/01/2002 and recorded in Book 5204 Page 712 Document 2002-0095518 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: 01/03/2017  
Time: 10:00 AM  
Place: Collin County Courthouse, Texas, at the following location: SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

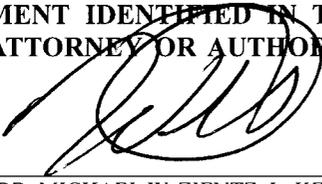
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. *Obligations Secured.* The Deed of Trust executed by JAMES RICHARD CAMPBELL JR AND SAMANTHA D. CAMPBELL, provides that it secures the payment of the indebtedness in the original principal amount of \$222,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Joseph Modric, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
WES WEBB, MICHAEL W. ZIENTZ, L. KELLER MACKIE, CARL NIENDORFF, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am Wes Webb Certificate of Posting  
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 12-13-16 I filed this Notice of Foreclosure Sale at the office of the Collin County Clerk and caused it to be posted at the location directed by the Collin County Commissioners Court.

BY:  STACY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
2016 DEC 13 PM 3: 22  
FILED

EXHIBIT "A"

Being a 1.361 acre tract situated in the City of Fairview, out of the John A. Taylor Survey, Abstract No. 909, Collin County, Texas, also being part of that certain 10 acre tract conveyed to Richard C. Campbell, Trustee, by Warranty Deed recorded in Volume 868, Page 714, Deed Records, Collin County, Texas, said 1.361 acre tract being more particularly described as follows:

Beginning at a 5/8 inch iron rod set for corner in the South line of Murray Road, common with the North line of said 10 acre tract, said iron rod lying North 89 degrees 47 minutes 00 seconds East, 289.66 feet from the Northwest corner of said 10 acre tract which Northwest corner is in the West line of said John A. Taylor Survey;

THENCE North 89 degrees 47 minutes 00 seconds East along the South right-of-way line of said Murray Road, a distance of 175.00 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 13 minutes 00 seconds East, departing said South right-of-way line, a distance of 338.92 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 47 minutes 00 seconds West, a distance of 175.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 13 minutes 00 seconds West a distance of 338.92 feet to the Point of Beginning and containing 59311.00 square feet or 1.361 acres of land, more or less.