

2816 - 51

Notice of Foreclosure Sale

FILED FOR RECORD
AT 105 O'CLOCK P M.

APR 11 2016

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

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:

All that tract or parcel of land situated in Navarro County, Texas, being Lot 20, Pearl Valley Estates, according to the plat thereof, recorded in Volume 7, Page 71, Plat Records of Navarro County, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded on 09.14.11 as instrument number 00006565 of the real property records of Navarro County, Texas.

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

Date: May 3, 2016

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place:

Navarro: East entrance of Temporary Navarro County Courthouse at 800 N. Main, East Entrance or wherever so designated by the Navarro County Commissioner's Court, Corsicana, Texas 75110.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for an alternative sale date. 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 filed in accordance with the posting and filing requirements of the Texas Property Code. The reposting or filing may be after the date originally scheduled for this sale.

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 non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Donna G. King, President of KingLand Resources, Inc.**

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 \$300,000.00, executed by **Donna G. King, President of KingLand Resources, Inc.**, and payable to the order of **Robert English, Ashby Lowry, Jr., and Pamela Ann Chapman, Trustee of the Pamela Ann Chapman Irrevocable Trust, dated 12.30.08**, which through mesne assignments **Robert**

English is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of 03.15.16, the amount owed under the note was \$328,500.00, being principal, interest, escrows, late fees and attorney fees. The note is bearing interest at the rate of \$147.9452 per day thereafter.

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: April 11, 2016



Karl V. Hunter, Trustee
Hunter & Kramer, P.C.
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