

16-0006FC

**Notice of Foreclosure Sale**

January 12, 2016

FILED FOR RECORD  
SHELBY COUNTY, TEXAS

2016 JAN 12 AM 11 31

JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY [Signature] DEPUTY

**Deed of Trust ("Deed of Trust"):**

**Dated:** March 19, 2012

**Grantor:** Princy LLC  
1475 Loop 500E, Suite #2  
Center, Texas 75935

**Original Trustee:** Matthew D. Mettauer  
Mettauer Law Firm  
403 Nacogdoches Street, Suite 1  
Center, Texas 75935

**Original Lender:** Kenneth Campbell, Sr., Trustee of the Kenneth Campbell, Sr.  
Family Trust  
P.O. Box 1588  
Center, Texas 75935

**Recorded in:** Instrument Number 2012002202, Official Public Records, Shelby  
County, Texas.

**Secures:** Renewal Deed of Trust and Release of Original Borrower ("Note")  
in the original principal amount of \$327,518.22, executed by  
Princy LLC ("Borrower") and payable to the order of Lender.

**Original Property:** The real property, improvements, and personal property described  
in and mortgaged in the Deed of Trust, including the real property  
described in the attached Exhibit "A," and all rights and  
appurtenances thereto.

**Guarantors:** Pramodkumar Patel and wife, Shital Patel.

**Released Property:** None.

**Property:** The Original Property, save and except the Released Property.

**Assignment:** The Note and the liens and security interests of the Deed of Trust  
were transferred and assigned to Kenneth Campbell, Individually  
("Beneficiary").

**Substitute Trustee:**

**Londa Hoheimer  
P.O. Box 458  
Center, TX, 75935**

**Foreclosure Sale:**

- Date:** **Tuesday, March 2, 2016**
- 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.
- Place:** Courthouse steps on the north side of the Courthouse.
- 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 Kenneth Campbell's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust. Because of that default, Kenneth Campbell, 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 Kenneth Campbell's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Kenneth Campbell'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 Kenneth Campbell 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.

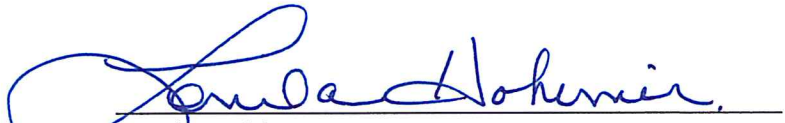
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Kenneth Campbell. 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.**

  
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Londa Hohimer  
P.O. Box 458  
Center, TX, 75935

**EXHIBIT "A"**  
Property Description

BEING 0.51 acre of land, more or less, a part of the JESSE AMASON SURVEY, A-10, the WESLEY HILL SURVEY, A-279, the R.L. PARKER SURVEY, A-573, and the A.J. FORBUS SURVEY, A-222, Shelby County, Texas, and being the land described in the Warranty Deed from Kenneth Campbell, Sr. and wife, Jerri Campbell, to Kenneth Campbell, Sr. as Trustee of the Kenneth Campbell, Sr. Family Trust, dated September 15, 2010, recorded under Instrument No. 2010011166, Official Public Records, Shelby County, Texas; and being described by metes and bounds as follows, to-wit:

BEGINNING at ½ inch iron steel rod (rebar) set in an old fence found on the recognized EBL of the Kenneth Campbell called 43.42 acre tract in the JESSE AMASON SURVEY, A-10, WESLEY HILL SURVEY, A-279, R.L. PARKER SURVEY, A-573, and A.J. FORBUS SURVEY, A-222; Shelby County, Texas, described in deed from Bone Hill Foundation to Kenneth Campbell, et ux, dated January 27, 1984, recoded in Vol. 631, Page 572-574, Deed Records, Shelby County, Texas, and from said rod a 1 inch pipe found at the recognized lower NEC of the said Campbell tract and the recognized SEC of the Walter Baty called 1.60 acre tract described in Vol. 829, Page 203, Deed Records, Shelby County, Texas, bears N. 03 deg. 04 min. 53 sec. E. a distance of 159.69 ft. and from said pipe a ½ inch steel rod (rebar) found at the recognized interior NEC of the said Campbell tract and the recognized SWC of the said Baty tract bears N. 86 deg. 30 min. 00 sec. W. along an old fence a distance of 139.68 ft., and from said rod a ½ inch steel rod (rebar) found on the South ROW of Texas Highway 87 at the recognized upper NEC of the said Campbell tract and the recognized NWC of the said Baty tract bears N. 02 deg. 47 min. 10 sec. W. along an old fence a distance of 482.45 ft.;

THENCE S. 05 deg. 32 min. 44 sec. W. along an old fence a distance of 215.08 ft., to a ½ inch steel rod (rebar) set;

THENCE S. 83 deg. 46 min. 43 sec. W. a distance of 78.03 ft. to a ½ inch steel rod (rebar) set on the recognized East ROW of Loop 500;

THENCE N. 08 deg. 53 min. 56 sec. W. along the recognized East ROW of Loop 500 a distance of 210.50 ft. to a ½ inch rod (rebar) set;

THENCE N. 83 deg. 39 min. 09 sec. E. a distance of 131.7252 ft. to the Place of Beginning, containing 0.51 acre of land, more or less.