

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.

2015-26
FILED FOR RECORD
AT 12:45 O'CLOCK P. M.

1. **Date, Time, and Place of Sale.**

FEB 09 2015

Date: March 03, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY OT DEPUTY

Place NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 19, 2007 and recorded in Document CLERK'S FILE NO. 00010812 real property records of NAVARRO County, Texas, with BRANDI LEE ALLISON AND TRAVIS EUGENE ALLISON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

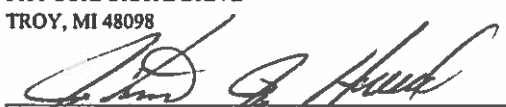
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDI LEE ALLISON AND TRAVIS EUGENE ALLISON, securing the payment of the indebtednesses in the original principal amount of \$134,129.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MATRIX FINANCIAL SERVICES CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098


JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 5.289 ACRES SITUATED IN THE J.L. FRENCH SURVEY, ABSTRACT NO. 286, IN THE TOWN OF FROST, IN NAVARRO COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED AND DESCRIBED IN FIRST TRACT IN DEED FROM MARY S. STEVENSON THURMAN, T.F. STEVENSON, W.R. STEVENSON, LOUISE STEVENSON BAIN, CAROLYN STEVENSON HARGROVE, AND MARY H. WARREN TO DAVID T. SCOTT AND WIFE, WILDA J. SCOTT, DATED DECEMBER 19, 1979, AND RECORDED IN VOLUME 933 PAGE 861, IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID 5.289 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND FOR CORNER, IN THE SOUTH CORNER OF THIS TRACT AND IN THE INTERSECTION OF THE RIGHT OF WAY OF DAWSON ROAD, A PUBLIC ROAD MAINTAINED BY THE TOWN OF FROST AND THE RIGHT-OF-WAY OF FARM ROAD NO. 667, AND SAID PIPE BRS NORTH 51 DEGREES 46 MINUTES 57 SECONDS WEST 97.50 FEET FROM THE SOUTH CORNER OF THE SECOND TRACT IN VOLUME 933 PAGE 861;

THENCE 255.20 FEET ALONG A CURVE TO THE LEFT WHICH HAS A RADIUS OF 1,190.92 AND A CENTRAL ANGLE OF 12 DEGREES 16 MINUTES 40 SECONDS AND A LONG CHORD OF NORTH 48 DEGREES 26 MINUTES 15 SECONDS WEST, A LONG CHORD DISTANCE OF 254.71 FEET TO A 1" PIPE SET AT THE END OF THE CURVE IN THE RIGHT-OF-WAY OF SAID FARM ROAD;

THENCE NORTH 55 DEGREES 14 MINUTES 00 SECONDS WEST ALONG THE RIGHT-OF-WAY OF THE FARM ROAD A DISTANCE OF 1,005.88 FEET TO A 1" PIPE SET FOR CORNER AT A FENCE CORNER, AND IN THE SOUTHWEST CORNER OF A TRACT BEING THE RESIDUE OF A CALLED 44 ACRES TRACT CONVEYED TO T.W. STEVENSON, RECORDED IN VOLUME 566, PAGE 544;

THENCE NORTH 73 DEGREES 44 MINUTES 09 SECONDS EAST ALONG A FENCE A DISTANCE OF 94.70 FEET TO A 1" PIPE SET FOR CORNER AT AN ANGLE IN THE FENCE AND IN THE BOUNDARY OF THE CALLED RESIDUE OF THE 44 ACRES TRACT;

THENCE SOUTH 78 DEGREES 20 MINUTES 14 SECONDS EAST ALONG A FENCE A DISTANCE OF 620.99 FEET TO A 1" PIPE SET FOR CORNER AT THE EAST CORNER OF THE CALLED RESIDUE OF 44 ACRES AND IN THE SOUTHWEST CORNER OF A 1.81 ACRE TRACT CONVEYED IN VOLUME 641 PAGE 219;

THENCE NORTH 64 DEGREES 00 MINUTES 20 SECONDS EAST ALONG A FENCE A DISTANCE OF 151.32 FEET TO A 1/2" PIPE FOUND FOR CORNER, IN THE SOUTHEAST CORNER OF THE 1.81 ACRE TRACT AND IN THE WEST LINE OF DAWSON ROAD;

THENCE SOUTH 02 DEGREES 09 MINUTES 23 SECONDS EAST ALONG THE RIGHT-OF-WAY OF DAWSON ROAD A DISTANCE OF 394.60 FEET TO A 1" PIPE SET AT AN ANGLE IN THE ROAD;

THENCE SOUTH 27 DEGREES 53 MINUTES 05 SECONDS EAST ALONG THE ROAD RIGHT-OF-WAY A DISTANCE OF 357.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.289 ACRES OF LAND, MORE OR LESS.



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