

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County Deed of Trust:

Dated: November 9, 2007

Amount: \$144,728.00

Grantor(s): JESSIE SEALS and MELISSA SEALS

Original Mortgagee: ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM

Current Mortgagee: FLAGSTAR BANK, FSB

Mortgagee Address: FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

Recording Information: Document No. 00011377

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: April 1, 2014 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-010654

Randy Daniel
RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

EXHIBIT "A"

BEING a tract of land situated in the Robert Goodloe Survey, Abstract No. 299, Navarro County, Texas and being all of that certain tract of land conveyed to Beverly Jean Foley as evidenced by deed recorded in Volume 1203, Page 20 of the Deed Records of Navarro County, Texas and being more particularly described as follows:

BEGINNING at a nail found in County Road SW 1070 for the northeast corner of said Beverly Foley tract;

THENCE South 33°55'46" East along County Road SW 1070 and the east line of said Beverly Foley tract a distance of 485.12 feet to a nail found for corner;

THENCE South 33°13'21" East continuing along County Road SW 1070 a distance of 157.44 feet to the southeast corner of said Beverly Foley tract and the northeast corner of that certain tract of land conveyed to Robert P. Foley II as evidenced by deed recorded in Volume 1203, Page 24 of the Deed Records of Navarro County, Texas;

THENCE South 39°55'16" West departing County Road SW 1070 passing at a distance of 17.0 feet a 1/2-inch iron rod found, in all a distance of 667.37 feet to a 1/2-inch iron rod found for the most southerly southwest corner of said Beverly Foley tract and the northwest corner of said Robert Foley II tract, same being in the east line of that certain tract of land conveyed to William H. Kolbye and Lila M. Kolbye as evidenced by deed recorded in Volume 955, Page 672 of the deed records of Navarro County, Texas;

THENCE North 31°54'03" West a distance of 399.30 feet to a 4-inch pipe post found for a re-entrant corner of said Beverly Foley tract and the northeast corner of said Kolbye tract;

THENCE South 58°52'55" West a distance of 167.97 feet to a 1/2-inch iron rod found for the most northerly southwest corner of said Beverly Foley tract, same being in the north line of said Kolbye tract;

THENCE North 33°48'02" West a distance of 221.56 feet to a 3/4-inch iron pipe found for the northwest corner of said Beverly Foley tract;

THENCE North 57°42'00" East a distance of 821.75 feet to the POINT OF BEGINNING;

CONTAINING within the metes recited 10.438 acres of land, more or less.