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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 036082-TX

Date: December 29, 2015

County where Real Property is Located: Limestone

ORIGINAL MORTGAGOR: WILLIAM FREELAND A SINGLE MAN
ORIGINAL MORTGAGEE: MATRIX FINANCIAL SERVICES CORPORATION
CURRENT MORTGAGEE: MATRIX FINANCIAL SERVICES CORPORATION
MORTGAGE SERVICER: MATRIX FINANCIAL SERVICES CORPORATION

DEED OF TRUST DATED 7/1/2002, RECORDING INFORMATION: Recorded on 7/5/2002, as Instrument No. 023074, in Book 1087, Page 845,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **DESCRIPTION OF: TRACT B, 2.86 ACRES, VALENTINE COURSEY SURVEY, A-107, LIMESTONE COUNTY, TEXAS. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/2/2016**, the foreclosure sale will be conducted in **Limestone** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

MATRIX FINANCIAL SERVICES CORPORATION is acting as the Mortgage Servicer for MATRIX FINANCIAL SERVICES CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. MATRIX FINANCIAL SERVICES CORPORATION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

MATRIX FINANCIAL SERVICES CORPORATION
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



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.



By: _____ Substitute Trustee
LORI GARNER OR SHARON ST. PIERRE OR SHERYL
LAMONT OR ROBERT LAMONT OR DAVID SIMS OR
HARRIETT FLETCHER OR PAUL A. HOEFKER, ROBERT L.
NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

TS# 036082-TX

Exhibit "A"

Description of TRACT B, 2.86 Acres, Valentine Coursey Survey, A-107, Limestone County, Texas. Owner: Titus Menzel, Vol. 983, Pg. 545, L.C.D.R.

BEING a 2.86 acres tract of land situated in the Valentine Coursey Survey, A-107, Limestone County, Texas, adjacent to the East line of county road LCR 615, and being part of that called 61-1/2 acres FIRST TRACT described in the deed dated February 27, 1998 from Kathleen J. McLaughlin to Titus J. Menzel et ux recorded in Vol. 983, Pg. 545, Deed Records of Limestone County, Texas (L.C.D.R.), said 2.86 acres being more particularly described by metes and bounds as follows:

COMMENCING from a found 1/2" iron rod in the North line of the John H. Jenkins called 100 acres tract of record in Vol. 793, Pg. 142, L.C.D.R., at the base of a cross-tie fence corner post for Southeast corner of said FIRST TRACT and a 74.94 acres TRACT A surveyed this date, same being the Southwest corner of the Bradbury Land and Cattle Co. called 300.44 acres tract of record in Vol. 891, Pg. 56, L.C.D.R., said corner bears S.30°00'00"E. (basis of bearing from the previous deed description) 2269.16 ft. from a found 1/2" iron rod at the base of a 10" treated wood fence corner post at the Northeast corner of said FIRST TRACT and said TRACT A, same being the Northwest corner of said Bradbury tract;

THENCE S.59°55'40"W. 1605.71 ft. with the South line of said FIRST TRACT and said TRACT A, and with a fence, same being the North line of said Jenkins tract, to a set 1/2" iron rod for Southeast corner of this tract and the true POINT of BEGINNING, same being the most Southerly Southwest corner of said TRACT A, the Northwest corner of said Jenkins tract and the Northeast corner of the Maurice Thomas called 80.55 acres tract of record in Vol. 667, Pg. 90, L.C.D.R.;

THENCE S.59°55'40"W. 543.00 ft. with the South line of said FIRST TRACT and with a fence, same being the North line of said Thomas tract, to a found 1/2" iron rod in a gate opening and in the center of LCR 615 at the end of said road, for Southwest corner of said FIRST TRACT and this tract, same being an inside ell corner of said Thomas tract;

THENCE N.29°41'47"W. 230.00 ft. with the center of said road for the West line of said FIRST TRACT and this tract, same being an Easterly line of said Thomas tract, to a point for Northwest corner of this tract and most Westerly Southwest corner of said TRACT A, from which corner a set 1/2" iron rod for reference in a fence line on the East margin of said road bears N.59°55'40"E. 26.2 ft.;

THENCE N.59°55'40"E., at 26.2 ft. said iron rod for reference, in all, 543.00 ft. to a set 1/2" iron rod for Northeast corner of this tract and for inside ell corner of said TRACT A; THENCE S.29°41'47"E. 230.00 ft. to the point of BEGINNING, containing 2.86 acres.

The foregoing description was prepared from that plat dated February 22, 2002 that correctly represents that actual ground survey made under my supervision. Dated this 22nd day of February, 2002.

Joe L. Haney

Joe L. Haney, P.E., R.P.L.S. No. 3282



AFFIDAVIT OF POSTING

THE STATE OF TEXAS
COUNTY OF Limestone

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Pursuant to the applicable provisions of Texas law, I, LORI GARNER OR SHARON ST. PIERRE OR SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR PAUL A. HOEFKER, ROBERT L. NEGRIN on January 11, 2016, on behalf of and at the specific instruction and request of Dovenmuehle Mortgage, Inc did file a Notice of Trustees Sale with the County Clerk of Limestone County, Texas and did post a like Notice at the door of the Courthouse of Limestone County, Texas. The land described in the Notice of Trustee's Sale is located in Limestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: Jan. 11, 2016

Lori Garner
LORI GARNER OR SHARON ST. PIERRE OR SHERYL LAMONT OR ROBERT LAMONT OR DAVID SIMS OR HARRIETT FLETCHER OR PAUL A. HOEFKER, ROBERT L. NEGRIN

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Lori Garner or Sharon St. Pierre or Sheryl LaMont or Robert LaMont or David Sims or Harriett Fletcher or Paul A. Hoefker, Robert L. Negrin who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 11th day of Jan., 2016.

Kim Baldwin
Notary Public in and for the State of Texas
My commission expires: 9-6-18



Exhibit "A"

DESCRIPTION OF: TRACT B, 2.86 ACRES, VALENTINE COURSEY SURVEY, A-107, LIMESTONE COUNTY, TEXAS. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

Return to:
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
T.S. No.: 036082-TX

Filed for Record in:
Limestone County
On: Jan 11, 2016 at 03:48P
By: Olsa Guzman

STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Jan 11, 2016

Peggy Beck, County Clerk
Limestone County