

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/27/2006

**Grantor(s)/Mortgagor(s):**  
ALONZO C GIPSON AND SHERREN GIPSON,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST  
FRANKLIN A DIVISION OF NATIONAL CITY BANK, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
First Franklin Mortgage Loan Trust, Mortgage Loan Asset-  
Backed Certificates, Series 2007-FFC, U.S. Bank National  
Association, as Trustee, successor in interest to Bank of  
America, N.A., as Trustee, successor by merger to LaSalle  
Bank National Association, as Trustee

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 00013238

**Property County:**  
NAVARRO

**Mortgage Servicer:**  
Specialized Loan Servicing, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
6200 S. Quebec St.,  
Greenwood Village, CO 80111

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 6C, BLOCK 1026 OF THE SLOAN ADDITION, AN ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 7, PAGE 169, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**Date of Sale:** 12/6/2022

**Earliest Time Sale Will Begin:** 12:00:00 PM

**Place of Sale of Property:** 300 West 3rd Avenue, Corsicana, Navarro, TX, 75110 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

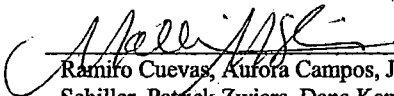
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

  
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Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Mollie McCoslin or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

service to the sender of this notice immediately.

2022-063

**FILED FOR RECORD**

AT 2:40 O'CLOCK P M.

OCT 27 2022

**MH File Number:** TX-22-93892-POS  
**Loan Type:** Conventional Residential

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Rachel Young DEPUTY