

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 - 134
FILED FOR RECORD
AT 9:15 O'CLOCK A.M.

1. Date, Time, and Place of Sale.

Date: October 06, 2015

SEP 14 2015

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

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

SHERRY DOWD County Clerk
NAVARRO COUNTY TEXAS
DEPUTY

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 18, 2003 and recorded in Document VOLUME 1671, PAGE 0093 real property records of NAVARRO County, Texas, with KATHY FARMER AKA KATHIE LYNN FARMER AND REGINALD L. FARMER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KATHY FARMER AKA KATHIE LYNN FARMER AND REGINALD L. FARMER, securing the payment of the indebtedness in the original principal amount of \$82,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC 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 in the attached Exhibit A.

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. M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK SUCCESSOR BY MERGER TO M & T MORTGAGE CORPORATION
1 FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR
BUFFALO, NY 14203


JON HOWELL, SUSAN SWINDE OR BOBBY HOWELL

Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarant's Name: _____
Date: _____



NOS20090187419238

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAMES HAMILTON SURVEY ABSTRACT 375, NAVARRO COUNTY TEXAS, AND BEING ALL OF A CALLED 16.667 ACRE TRACT OF LAND RECORDED IN VOLUME 855, PAGE 545 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 16.667 ACRE TRACT LOCATED IN THE CENTER LINE OF COUNTY ROAD NO. NW2100; WITNESS: S59 DEG 55' 52" W 19.1 FEET, A FENCE CORNER POST.

THENCE WITH THE SOUTH LINE OF THIS TRACT S59 55' 52" W 1363.91 FEET AND S60 DEG 18' 51" W 435.24 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 29 DEG 57' 57" W 401.70 FEET TO A FOUND 1-1/2" IRON PIPE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N60 DEG 00' 00" E 1796.05 FEET TO THE NORTHEAST CORNER OF THIS TRACT LOCATED IN SAID CENTER LINE OF COUNTY ROAD NO. NW2100 WITNESS: S60 DEG 00' 00" W 17.2 FEET, A 6" PIPE FENCE POST.

THENCE WITH SAID CENTER LINE S30 DEG 24' 19" E 402.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.64 ACRES OF LAND. MORE OR LESS.



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