

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.

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

Date: February 06, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE 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 July 12, 2007 and recorded in Document CLERK'S FILE NO. 00007000 real property records of NAVARRO County, Texas, with GLENN CROSS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GLENN CROSS, securing the payment of the indebtednesses in the original principal amount of \$70,000.00, 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

Ward Serv by [Signature]

SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, RANDY DANIEL, OR CINDY DANIEL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____ and my address is c/o 4004 Belt Line Road, 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.

Declarants Name: _____
Date: _____

2017-150
FILED FOR RECORD
AT 11:37 O'CLOCK P.M.
DEC 29 2017
SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, IN BLOCK 559 OF SAID CITY OF CORSICANA, TEXAS, BEING LOT C-2 (60 X 125) ACCORDING TO NAVARRO CENTRAL APPRAISAL DISTRICT, DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT A 1/2" PIPE SET FOR THE NORTHWEST CORNER OF THIS LOT IN THE SOUTH LINE OF WEST 4TH AVENUE, SAID CORNER STAKE BEING N. 60° E. 165 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK NO. 559;

THENCE NORTH 60° EAST WITH THE SOUTH LINE OF WEST 4TH AVENUE AND THE NORTH LINE OF BLOCK NO. 559, 60 FEET TO A 3/4" PIPE FOR THE N.E. CORNER OF THIS LOT AND THE N.W. CORNER OF LOT OF MRS. R.N. ELLIOTT;

THENCE SOUTH 30° EAST WITH THE DIVISION LINE BETWEEN THIS LOT AND THE LOT OF MRS. R.N. ELLIOTT, 125 FEET TO A 3/4" PIPE IN SOUTH LINE AND LINE OF A FENCE,

THENCE SOUTH 60° WEST 54.1 FEET TO S.E. CORNER OF BLACKFORD LOT;

THENCE NORTH 46° 19' WEST 24.7 FEET TO A 1/2" PIPE FOR CORNER, ON THE WEST SIDE OF A WHITE PICKET FENCE;

THENCE NORTH 30° WEST 35.9 FEET TO A 1/2" PIPE FOR CORNER ON THE WEST SIDE OF A WHITE PICKET FENCE;

THENCE NORTH 30° WEST 65 FEET TO THE PLACE OF BEGINNING, AND BEING A LOT FRONTING 60 FEET ON WEST 4TH AVENUE AND RUNNING BACK THEREFROM A DISTANCE OF 125 FEET, EXCEPT FOR SMALL PORTION TAKEN FROM THE S.W. PART THEREOF, AND BEING THE SAME PROPERTY DESCRIBED IN AND CONVEYED BY WARRANTY DEED FROM SARA R. HAYS AND LAWRENCE K. MERVONAGE TO FRANCISCO A. TIJERINA AND WIFE, KATHY L. TIJERINA, DATED DECEMBER 29, 1978, RECORDED IN VOLUME 907, PAGE 339, DEED RECORDS OF NAVARRO COUNTY, TEXAS.



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