

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: April 07, 2015

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

Place THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 September 01, 2006 and recorded in Document VOLUME 249, PAGE 153 real property records of JONES County, Texas, with MICHAEL L BACON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL L BACON, securing the payment of the indebtednesses in the original principal amount of \$55,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. M & T BANK 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 as follows:

BEING ALL OF LOTS 4 & 5, BLOCK 17, EDMONDS ADDITION TO THE TOWN OF ANSON, JONES COUNTY, TEXAS, AND BEING THAT SAME LAND DESCRIBED IN A CONVEYENCE DATED JULY 1, 2005, BY JONES COUNTY, ET AL, TO VANCE BOYD, RECORDED IN VOLUME 227, PAGE 573, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS.

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
ONE FOUNTAIN PLAZA DEFAULT SERVICING, 6TH FLOOR
BUFFALO, NY 14203



TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001

POSTED NOTICE

DATE 3-16-15 TIME 1:00pm
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Tisha Balala



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