

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: March 07, 2017

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

Place: THE FRONT FOYER OF THE CASTRO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

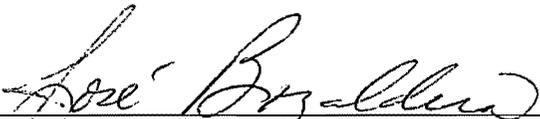
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 2007 and recorded in Document VOLUME 304, PAGE 818 real property records of CASTRO County, Texas, with SUSAN BIRDWELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SUSAN BIRDWELL, 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. STATE FARM BANK, F.S.B. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



CHELSEA BROOKS, STACY RAPIER, SHELLY HENDERSON, DAVID CARRILLO, JOSE BAZALDUA OR ANTONIO BAZALDUA

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 CASTRO County Clerk and caused to be posted at the CASTRO County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

ALL OF LOT NUMBER THIRTY-ONE (31), LATHAM ADDITION, TO THE CITY OF DIMMITT, CASTRO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT IN VOL.147, PG. 138, DEED RECORDS, CASTRO COUNTY, TEXAS.

FILED FOR RECORD
2017 FEB 13 AM 10:04
JOANNA BLANCO
CASTRO COUNTY/DISTRICT CLERK



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