

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

SEP 26 2016

**DEED OF TRUST INFORMATION:**

<p><b>Date:</b> 03/30/2011  <b>Grantor(s):</b> MARIO LESSO, A SINGLE MAN  <b>Original Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS</p> <p><b>Original Principal:</b> \$53,507.00  <b>Recording Information:</b> Instrument 00002267  <b>Property County:</b> <u>Navarro</u>  <b>Property:</b></p>	<p>SHERRY DOWD, County Clerk          NAVARRO COUNTY, TEXAS          BY <u>                    </u> DEPUTY</p>
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ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN NAVARRO COUNTY, TEXAS ON THE PETER SUMMERVILLE SURVEY, A-733 AND BEING LOT 1 OF THE CHARLES L. GREEN WESTSIDE ADDITION TO THE CITY OF CORSICANA AS RECORDED IN VOLUME 104, PAGE 267 OF THE NAVARRO COUNTY DEED RECORDS AND ALSO KNOWN AS LOT 1, BLOCK 553 AND BEING THE SAME LAND CONVEYED TO VIRGIL L. TIDWELL AND WIFE GLORIA D. TIDWELL BY NATIONS BANK OF TEXAS BY DEED DATED JANUARY 21, 1994 AND RECORDED IN VOLUME 1279, PAGE 105 OF THE NAVARRO COUNTY DEED RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF LOT 1, THE WEST CORNER OF LOT 2 DESCRIBED IN VOLUME 2007, PAGE 8824 AND IN THE SOUTHEAST MARGIN OF WEST 3RD AVENUE:  
 WITNESS: WOOD FENCE CORNER SOUTH 18 DEGREES 25 MINUTES EAST 1.0 FOOT;  
 THENCE SOUTH 30 DEGREES 00 MINUTES EAST 143.92 FEET TO A 1/2" PIPE FOUND AT THE EAST CORNER OF LOT 1, THE WEST CORNER OF LOT 2 AND IN THE NORTHWEST MARGIN OF AN ALLEY (NO WIDTH SHOWN ON PLAT);  
 THENCE SOUTH 60 DEGREES 00 MINUTES WEST 50.00 FEET TO A 1/2" IRON ROD SET AT THE SOUTH CORNER OF LOT 1, AT THE INTERSECTION OF THE NORTHWEST LINE OF THE ALLEY AND THE NORTHEAST LINE OF NORTH 31ST STREET;  
 THENCE NORTH 30 DEGREES 00 MINUTES WEST 143.92 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF LOT 1, AT THE INTERSECTION OF THE NORTHEAST LINE OF NORTH 31ST STREET AND THE SOUTHEAST MARGIN OF WEST 3RD AVENUE;  
 THENCE NORTH 60 DEGREES 00 MINUTES EAST 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.165 ACRES OF LAND.

**Reported Address:** 2111 WEST 3RD AVENUE, CORSICANA, TX 75110-4086

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of November, 2016  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

**Substitute Trustee(s):** Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
 WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and  
 WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and  
 WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;  
 NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:  
 1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.

2. Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.