

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEC 13 2016

DEED OF TRUST INFORMATION:

Date: 02/17/2006
Grantor(s): DENNIS DRAPER AND KIM DRAPER, HUSBAND AND WIFE BY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

Original Principal: \$59,350.00
Recording Information: Book 1812 Page 405 Instrument 00002358
Property County: **Navarro**
Property:

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING LOT 2 AND PART OF LOTS 1 AND 3, BLOCK 526-C OF THE F.P. FICKLIN ADDITION (REVISED), THE PLAT RECORDED IN VOLUME 411, PAGE 1 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED FROM RANDY DANIEL TO WELLS FARGO BANK NATIONAL ASSOCIATION RECORDED IN VOLUME 1764, PAGE 67 OF THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8" IRON ROD FOUND AT THE EAST CORNER OF THIS TRACT IN THE SOUTHEAST LINE OF LOT 1, IN THE NORTHWEST LINE OF FICKLIN AVE, AND BEING S 60 DEGREES 00'00" W, 59.66 FEET FROM THE EAST CORNER OF LOT 1;
THENCE, S 60 DEGREES 00'00" W (REFERENCE BEARING), 100.43 FEET ALONG THE NORTHWEST LINE OF FICKLIN AVE. TO A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF THIS TRACT AND IN THE SOUTHEAST LINE OF LOT 3;
THENCE, N 29 DEGREES 56'33" W, 150.38 FEET THROUGH LOT 3 TO A 1/2" IRON PIPE FOUND IN THE NORTHWEST LINE OF LOT 3 AND THE SOUTHEAST LINE OF LOT 6 AT THE WEST CORNER OF THIS TRACT;
THENCE, N 60 DEGREES 00'16" E., 100.23 FEET ALONG THE NORTHWEST LINE OF LOTS 3, 2 AND 1 AND THE SOUTHEAST LINE OF LOTS 6, 7 AND 8 TO A 5/8" IRON ROD FOUND AT THE NORTH CORNER OF THIS TRACT;
THENCE, S 30 DEGREES 01'12" E, 150.38 FEET THROUGH LOT 1 TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES OF LAND MORE OR LESS

Reported Address: 1606 FICKLIN AVENUE, CORSICANA, TX 75110-2616

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of January, 2017
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, 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, 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, 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.

Sharon Dim
Substitute Trustee
12-13-14