

2017-16
FILED FOR RECORD

AT 1:30 O'CLOCK P.M.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

JAN 13 2017

DEED OF TRUST INFORMATION:

Date: 09/02/2005
Grantor(s): MARY F. WIGGINS, A SINGLE WOMAN AND MARY ANNA WIDENER, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE L.L.P., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$94,090.00
Recording Information: Book 1778 Page 674 Instrument 00008795
Property County: Navarro
Property:

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY ANNA WIDENER, A SINGLE DEPUTY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.B. AND ANN ADAMS SURVEY, ABSTRACT 14, NAVARRO COUNTY, TEXAS, BEING ALL OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1055, PAGE 349 AND BEING ALL OF A CALLED 5.988 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1055, PAGE 346 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING ON A FOUND 2" IRON PIPE FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT AND THE ORIGINAL NORTHWEST CORNER OF THE ABOVE MENTIONED 2.00 ACRE TRACT LOCATED ON THE SOUTH LINE OF THE F.M. HIGHWAY NO. 1126; THENCE WITH SAID SOUTH LINE S 87 DEGREES 26'56" E 281.71 FEET AND S 68 DEGREES 07'25" E 49.87 FEET TO A FOUND 5/8" IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 15 DEGREES 10'37" W 676.40 FEET TO A FOUND 2" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE S 59 DEGREES 54'57" W 482.17 FEET TO A FOUND 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 02 DEGREES 44'51" E 809.13 FEET TO A FOUND 1" IRON PIPE FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT; THENCE S 87 DEGREES 02'00" E 221.57 FEET TO A FOUND 2" IRON PIPE FOR AN ELL CORNER OF THIS TRACT; THENCE N 02 DEGREES 54'14" E 128.24 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8.00 ACRES OF LAND, MORE OR LESS.

Reported Address: 105 FM 1126, BARRY, TX 75102

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 7th day of February, 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 Zwierns, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Zwierns, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Zwierns, Kristopher Holub, Frederick Britton, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, 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 Preine
Substitute Trustee
1/13/2017