

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/29/2004
Grantor(s): GLEN SKINNER, A MARRIED MAN, AND TERI SKINNER, SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$86,354.00
Recording Information: Book 1688 Page 418 Instrument 003588
Property County: Navarro
Property:

BEING A TRACT OF LAND IN THE ENOCH FRIER SURVEY, ABSTRACT NO. 3, NAVARRO COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 18.24 ACRE TRACT OF LAND CONVEYED TO LARRY MARSHALL SKINNER AS EVIDENCED BY DEED RECORDED IN VOLUME 1040, PAGE 681 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET ON THE NORTHEAST SIDE OF COUNTY ROAD SW 0014 AND IN THE SOUTHWEST LINE OF SAID LARRY SKINNER TRACT, WHENCE A 3/4-INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID SKINNER TRACT BEARS SOUTH 45 DEGREES 00'00" EAST A DISTANCE OF 120.92 FEET;
THENCE NORTH 45 DEGREES 00'00" WEST ALONG THE NORTHEAST LINE OF COUNTY ROAD SW 0014 AND THE SOUTHWEST LINE OF SAID SKINNER TRACT A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;
THENCE NORTH 43 DEGREES 53'53" EAST DEPARTING THE SOUTHWEST LINE OF SAID LARRY SKINNER TRACT A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 45 DEGREES 00'00" EAST A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 43 DEGREES 53'53" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING;
CONTAINING WITHIN THE METES RECITED 1.000 ACRE OF LAND, MORE OF LESS.

Reported Address: 3110 SWCR 14, CORSICANA, TX 75110

2017.55

MORTGAGE SERVICING INFORMATION:

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

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

FILED FOR RECORD
AT 10:30 O'CLOCK A.M.
MAY 30 2017
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of August, 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): Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Kelly Main, Tonya Washington, Braden Barnes, Michael Burns, Thuy Frazier, 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 Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Kelly Main, Tonya Washington, Braden Barnes, Michael Burns, Thuy Frazier, 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. Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, Frederick Britton, Shawn Schiller, Kelly Main, Tonya Washington, Braden Barnes, Michael Burns, Thuy Frazier, 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.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

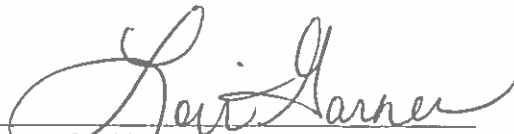
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COUNTY OF NAVARRO

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Pursuant to the applicable provisions of Texas law, I, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack on the 30th day of May, 2017 on behalf of and at the specific instruction and request of Bank of America, N.A. did file a Notice of Trustees Sale with the County Clerk of Navarro County, Texas and did post a like Notice at the designated location at the Courthouse of Navarro County, Texas. The land described in the Notice of Trustee's Sale is located in Navarro County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 5-30, 2017



Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 30th day of May, 2017


Notary Public in and for the State of Texas

My commission expires: 9-6-2018



Exhibit "A"

BEING A TRACT OF LAND IN THE ENOCH FRIER SURVEY, ABSTRACT NO. 3, NAVARRO COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 18.24 ACRE TRACT OF LAND CONVEYED TO LARRY MARSHALL SKINNER AS EVIDENCED BY DEED RECORDED IN VOLUME 1040, PAGE 681 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING WITHIN THE METES RECITED 1.000 ACRE OF LAND, MORE OR LESS.

Return to: Buckley Madole, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254