

JUN 12 2017

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY CB DEPUTY

DEED OF TRUST INFORMATION:

Date: 12/12/2006  
Grantor(s): JUSTIN R. MCMAHAN AND NICOLE CARMAN MCMAHAN, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
NOMINEE FOR PLAZA HOME MORTGAGE, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

Original Principal: \$103,859.00  
Recording Information: Instrument 00012838  
Property County: Navarro  
Property: ALL THOSE TRACTS OR PARCELS OF LAND, SITUATED IN THE TOWN OF  
DAWSON, NAVARRO COUNTY, TEXAS, AND BEING LOTS 4, 5 AND 6, BLOCK 12,  
ACCORDING TO THE PLAT OF SAID TOWN, RECORDED IN THE REAL PROPERTY  
RECORDS OF NAVARRO COUNTY, TEXAS.  
Reported Address: 200 NORTH WACO AVENUE, DAWSON, TX 76639

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 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 Zwiers, 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 Zwiers, 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 Zwiers, 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.

*Sharon St. Pierre*  
Substitute Trustee  
6/12/17