

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

**DEED OF TRUST INFORMATION:**

Date: 10/29/2014  
Grantor(s): JUSTIN BROWN AND JOSELIN BROWN, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CENDRA FUNDING, INC., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$92,297.00  
Recording Information: Instrument 00007732  
Property County: Navarro  
Property:

2017-77

FILED FOR RECORD  
AT 3:30 O'CLOCK P M.

JUL 10 2017

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

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE S. CARTER SURVEY, A-184, CITY OF BLOOMING GROVE, NAVARRO COUNTY, TEXAS, BEING DESCRIBED AS LOT 4 AND PART OF LOT 3, BLOCK 10, OF THE TOWN OF BLOOMING GROVE, (FORGEY ADDITION), ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 35, OF THE PLAT RECORDS, NAVARRO COUNTY, TEXAS, SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF W. GRANGER STREET AT THE WEST CORNER OF LOT 5 BEING THE NORTH CORNER OF LOT 4; THENCE, S 43 DEGREES 00' 00" E, 115.00 FEET ALONG THE COMMON LINE OF LOT 4 AND 5 TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF A 20' ALLEY AT THE EAST CORNER OF LOT 4;

THENCE, S 47 DEGREES 00' 00" W, 66.67 FEET ALONG THE NORTH LINE OF A 20' ALLEY PASSING THE EAST CORNER OF LOT 3 TO A 5/8" IRON ROD FOUND AT THE SOUTH CORNER OF THIS TRACT;

THENCE, N 43 DEGREES 00' 00" W, 115.00 FEET THROUGH LOT 3 TO A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF W. GRANGER STREET BEING THE NORTH LINE OF LOT 3 AT THE WEST CORNER OF THIS TRACT;

THENCE, N 47 DEGREES 00' 00" E (REFERENCE BEARING), 66.67 FEET ALONG THE SOUTH LINE OF W. GRANGER STREET PASSING THE WEST CORNER OF LOT 4 TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES OF LAND MORE OR LESS.

Reported Address: 207 W GRANGER ST, BLOOMING GROVE, TX 76626

**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 5th day of September, 2017  
Time of Sale: 10:00AM or within three hours thereafter.

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.

