

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/24/2010
Grantor(s): RICHARD FERGUSON AND SPOUSE, DONNA FERGUSON
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$141,300.00
Recording Information: Instrument 00004453
Property County: Navarro
Property:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS AND BEING LOT 20 AND PART OF LOT 19 BLOCK 1125 OF WOODLAND HILLS ADDITION NO. 4 AS SHOWN BY PLAT RECORDED IN VOLUME 3, PAGE 21 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND AT THE EASTERLY CORNER OF SAID LOT 20, THE NORTHERLY CORNER OF LOT 21, AND IN THE WESTERLY LINE OF DARTMOUTH LANE;

THENCE, S 57 DEGREES 47' 00" W, ALONG THE COMMON LINE OF SAID LOT 20 AND SAID LOT 21 171.00 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A CREEK, THE SOUTHERLY CORNER OF SAID LOT 20 AND THE WESTERLY CORNER OF SAID LOT 21 FROM WHICH A 1/2" IRON PIPE FOUND ON CREEK BANK BEARS N 57 DEGREES 47' 00" E, 24.67 FEET;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 20 AND WITH THE APPROXIMATE CENTERLINE OF SAID CREEK AS FOLLOWS: N 69 DEGREES 11' 00" W, 50.30 FEET TO A POINT FOR CORNER AND N 05 DEGREES 38' 00" W, 122.74 FEET TO A POINT FOR CORNER AT THE NORTHWESTERLY CORNER OF SAID LOT 20 AND THE SOUTHWESTERLY CORNER OF SAID LOT 19;

THENCE, N 87 DEGREES 08' 08" E, ALONG THE COMMON LINE OF SAID LOT 20 AND LOT 19 27.01 FEET TO A 1/2" IRON PIPE FOUND ON CREEK BANK;

THENCE, THROUGH SAID LOT 19 AS FOLLOWS: N 80 DEGREES 04' 37" E, 45.30 FEET TO A 5/8" IRON ROD SET, N 87 DEGREES 29' 24" E, 60.56 FEET TO A 5/8" IRON ROD SET AND S 89 DEGREES 10' 16" E, 58.40 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF SAID LOT 19 AND THE WESTERLY LINE OF SAID DARTMOUTH LANE FOR THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE WESTERLY LINE OF SAID DARTMOUTH LANE AS FOLLOWS: S 26 DEGREES 36' 46" W, 1.64 FEET TO A CROSS CUT IN CONCRETE AT THE NORTHEASTERLY CORNER OF LOT 20 AND THE SOUTHEASTERLY CORNER OF LOT 19 AND S 13 DEGREES 28' 04" E, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 OF AN ACRE OF LAND MORE OR LESS.

BASIS OF BEARINGS: PER SOUTHEASTERLY LINE OF LOT 20 AS SHOWN BY PLAT VOL. 3, PG. 21

Reported Address: 2004 DARTMOUTH LANE, CORSICANA, TX 75110

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.
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.

