

AUG 14 2017

**DEED OF TRUST INFORMATION:**

Date: 02/22/2012  
Grantor(s): JAMES E LAGOMARSINO AND SHANNON E LAGOMARSINO, SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE  
Original Principal: \$273,760.00  
Recording Information: Instrument 00001207  
Property County: Navarro  
Property:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE P. SUMMERTON SURVEY ABSTRACT 733, CITY OF CORSCANA, NAVARRO COUNTY, TEXAS, AND BEING PART OF LOT 7, BLOCK 621 OF DRANE ESTATES, UNIT THREE, AS SHOWN BY PLAT RECORDED IN VOLUME 5, PAGE 43 OF THE PLAT 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 3/8" IRON ROD FOR THE SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 7 AND THE NORTHEAST CORNER OF LOT 6 LOCATED ON THE WEST LINE OF DRANE PLACE;

THENCE N89 15'53"W 222.10 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF LOT 7 AND THE NORTHWEST CORNER OF LOT 6;

THENCE N06 59'47"W 121.20 FEET TO A FOUND 3/8" IRON ROD FOR THE NORTHWEST CORNER OF LOT 7 AND THE SOUTHWEST CORNER OF LOT 8B RECORDED IN VOLUME 7, PAGE 47 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE S83 29'54"E 95.48 FEET TO A FOUND 3/8" IRON ROD FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N69 49'26"E 79.45 FEET TO A FOUND 3/8" IRON ROD FOR THE NORTHEAST CORNER OF LOT 7 AND THE SOUTHEAST CORNER OF LOT 8B FOR THE BEGINNING OF A CUL-DE-SAC CURVE TO THE LEFT LOCATED ON SAID WEST LINE OF DRANE PLACE;

THENCE WITH SAID CURVE HAVING A DELTA ANGLE OF 47 59'48" A RADIUS OF 50.00 FEET, A CHORD OF 850 02'30"E 40.67 FEET FOR A LENGTH OF 41.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE HAVING A DELTA ANGLE OF 05 29'08" A RADIUS OF 50.00 FEET, A CHORD OF S19 37'34"E 34.89 FEET FOR A LENGTH OF 34.90 FEET TO THE END OF THIS CURVE;

THENCE CONTINUING WITH SAID WEST LINE S16 53'00"E 84.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.58 ACRES OF LAND.

Reported Address: 904 DRANE PLACE, CORSCANA, TX 75110-2536

**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 3rd day of October, 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, CORSCANA, 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.

