

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/18/2014
Grantor(s): RANDY WAYNE ROPER, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$85,500.00
Recording Information: Instrument 00005892
Property County: Navarro
Property:

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE E. WEBB SURVEY ABSTRACT NO. 839 AND BEING PART OF TRACT NO. 4 OF THE BANCROFT SUB-DIVISION AS RECORDED IN VOLUME 5, PAGE 44 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD SET AT THE NORTHWESTERLY CORNER OF SAID TRACT NO. 4, THE EASTERLY CORNER OF TRACT NO. 1, THE NORTHERLY CORNER OF TRACT NO. 2 AND IN THE SOUTHERLY LINE OF FARM TO MARKET ROAD NO. 2859;
THENCE, ALONG THE NORTHERLY LINE OF SAID TRACT NO. 4 AND THE SOUTHERLY LINE OF SAID ROAD AS FOLLOWS: S 76 DEG. 08' 45" E, 162.42 FEET TO A 3/8" IRON ROD FOUND AND S 74 DEG. 37' 03" E, 294.65 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEASTERLY CORNER OF THIS TRACT;
THENCE, THROUGH SAID TRACT NO. 4 AS FOLLOWS: S 17 DEG. 41' 37" W, 256.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT AND S 86 DEG. 52' 40" W, 359.82 FEET TO A 5/8" IRON ROD SET AT AN ELL CORNER OF SAID TRACT NO. 4, THE NORTHERLY CORNER OF TRACT NO. 3 AND IN THE SOUTHEASTERLY LINE OF SAID TRACT NO. 2;
THENCE, NO 61 DEG 26' 06" E, ALONG THE COMMON LINE OF SAID TRACT NO. 4 AND SAID TRACT NO. 2 110.50 FEET TO A 1" IRON PIPE FOUND AT AN ELL CORNER OF SAID TRACT NO. 4 AND THE EASTERLY CORNER OF SAID TRACT NO. 2;
THENCE, N 17 DEG. 15' 00" W, ALONG THE COMMON LINE OF SAID TRACT NO. 4 AND SAID TRACT NO. 2 343.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES OF LAND MORE OR LESS.

Reported Address: 110 FM 2859, CORSICANA, TX 75109-0730

2017 103

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Quicken Loans Inc.
Mortgage Servicer: Quicken Loans Inc.
Current Beneficiary: Quicken Loans Inc.
Mortgage Servicer Address: 20555 Victor Parkway, Livonia, MI 48152

FILED FOR RECORD
AT 1:30 O'CLOCK P.M.

SEP 12 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

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, 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, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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

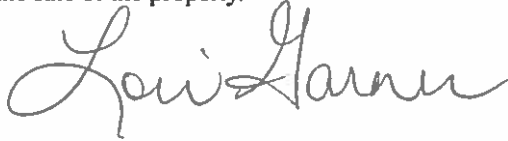
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustee;

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.

A handwritten signature in cursive script, appearing to read "Louis Larnu". The signature is written in dark ink and is positioned to the right of the typed name "Buckley Madole, P.C.".