



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/30/2003
Grantor(s): PATRICK G. GORHAM AND YVETTE A. GORHAM, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BANKSOURCE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$103,049.00
Recording Information: Book 930 Page 887 Instrument 2255
Property County: Young

Property:

BEING 10.0 ACRES OUT OF THE T.E. AND L. COMPANY SURVEY NO. 1951. ABSTRACT NO. 1025, YOUNG COUNTY, TEXAS. THE SAID 10.0 ACRES ALSO BEING A PART OF A 259.44 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOL. 919 PG. 703 OF THE OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS. THE SAID 10.0 ACRES BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF SAID SURVEY AND IN MONUMENT ROAD A COUNTY ROAD, FROM WHICH A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SURVEY BEARS S 89 DEGREES 38'31" E 1043.59 FEET;
THENCE N 89 DEGREES 38'31" W 223.04 FEET WITH THE SOUTH LINE OF SAID SURVEY AND WITH SAID MONUMENT ROAD TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE NORTH 1952.82 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE S 89 DEGREES 45'15" E 223.04 FEET WITH AN EXISTING FENCE TO A 1/2 INCH IRON ROD SET FOR CORNER;
THENCE SOUTH 1953.25 FEET TO THE POINT OF BEGINNING CONTAINING 10.0 ACRES MORE OR LESS.

Reported Address: 1632 MONUMENT ROAD, LOVING, TX 76460

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 6th day of February, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: UNDER THE PORTICO AT THE NORTH ENTRANCE OF THE COURTHOUSE in Young County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Young County Commissioner's Court.

Substitute Trustee(s): Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Ramiro Cuevas, Frederick Britton, Irene Lindsay, Charles Green, Shawn Schiller, Michelle Schwartz, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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 Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Ramiro Cuevas, Frederick Britton, Irene Lindsay, Charles Green, Shawn Schiller, Michelle Schwartz, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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. Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Ramiro Cuevas, Frederick Britton, Irene Lindsay, Charles Green, Shawn Schiller, Michelle Schwartz, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, 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.