

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 01/26/2012
Grantor(s): CUVIER L. LIPSCOMB AND WIFE, GINA LIPSCOMB
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR SOUTHWEST BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$74,600.00
Recording Information: Book 1114 Page 158 Instrument 384
Property County: Young
Property:

BEING SURFACE AND SURFACE ESTATE ONLY IN AND TO A 1.1 ACRES OUT OF A.J. EARNEST SURVEY, ABSTRACT TO 92, IN YOUNG COUNTY, TEXAS, THE SAID 1.1 ACRES ALSO BEING A PART OF AN 8.0 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 149, PAGE 141, DEED RECORDS OF YOUNG COUNTY, TEXAS. THE SAID 1.1 ACRES BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT NUMBERED 121-128 FOUND IN THE EAST RIGHT OF WAY LINE OF F. M ROAD 1287 AND AT THE SOUTHWEST CORNER OF A 7.6 ACRE TRACT DEEDED TO THE BRAZOS RIVER CONSERVATION AND RECLAMATION DISTRICT BY DEED RECORDED IN VOLUME 180, PAGE 251, DEED RECORDS OF YOUNG COUNTY, TEXAS.

THENCE N 29 DEGREES 45 MINUTES E 316.0 FEET WITH SAID RIGHT OF WAY LINE TO AN ANGLE POINT; THENCE N 33 DEGREES 45 MINUTES E 74.0 FEET WITH SAID RIGHT OF WAY LINE TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING, OF SAID 1.1 ACRES; THENCE N 48 DEGREES 56 MINUTES 50 SECONDS E 352.91 FEET WITH SAID RIGHT OF WAY LINE TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE S 55 DEGREES E 124.0 FEET WITH A BOUNDARY LINE OF SAID 7.6 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE S 46 DEGREES W 370.0 FEET WITH A BOUNDARY LINE OF SAID 7.6 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE N 46 DEGREES 30 MINUTES W 140.0 FEET WITH A BOUNDARY LINE OF SAID 7.6 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 1.1 ACRES, MORE OR LESS.

Reported Address: 1207 FM 1287, GRAHAM, TX 76450

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, N.A.
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
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, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cristina Camarata, Sammy Hooda, Michael Burns, 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

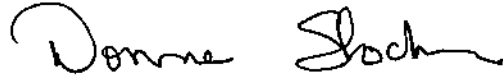
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

