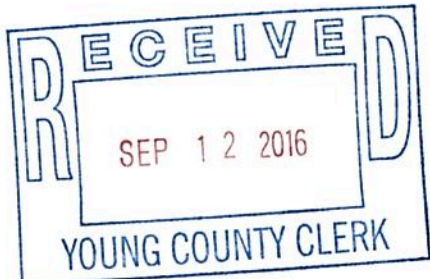


NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/17/2012
Grantor(s): JARED A PRICE AND MELISSA PRICE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$142,373.00
Recording Information: Book 1121 Page 572 Instrument 1969
Property County: Young
Property:

OF A 0.241 ACRE TRACT, BEING THE SOUTH TEN FEET (10') OF LOT THIRTEEN (13), AND ALL OF LOT FOURTEEN (14), BLOCK ONE (1), AIRPORT ADDITION TO THE CITY OF GRAHAM, YOUNG COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 158, VOLUME 1, PAGE 260, AND VOLUME 1, PAGE 262, SLIDE 133 OF THE PLAT RECORDS OF YOUNG COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 927, PAGE 306, OF THE OFFICIAL PUBLIC RECORDS OF YOUNG COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND CAPPED IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 14, FOR THE SOUTHEAST CORNER OF THIS TRACT. THENCE WEST 150.04 FEET TO A FOUND CAPPED IRON ROD AT THE SOUTHWEST CORNER OF SAID LOT 14, FOR THE SOUTHWEST CORNER OF THIS TRACT. THENCE NORTH 00 DEGREES 03 MINUTES 01 SECONDS WEST 69.96 FEET TO A FOUND 3/8" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT. THENCE NORTH 89 DEGREES 59 MINUTES 27 SECONDS EAST 149.98 FEET TO A FOUND CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT. THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS EAST 69.98 FEET TO THE PLACE OF BEGINNING.



Reported Address: 1214 CAROLINA ST, 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, 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 1st day of November, 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.