

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
IN MY OFFICE  
AT 1:15 O'CLOCK P.M.  
AUG 29 2016

BOBBIE DAVIS  
COUNTY CLERK  
BY S. M. DEPUTY  
COUNTY CLERK  
PANOLA COUNTY, TEXAS

**DEED OF TRUST INFORMATION:**

**Date:** 06/09/2006  
**Grantor(s):** TIMOTHY S JOUBERT AND NANCY E JOUBERT, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$171,000.00  
**Recording Information:** Book 1322 Page 448 Instrument 111027  
**Property County:** Panola  
**Property:**

BEING 23.144 ACRES OF LAND OUT OF THE ANDREW MCFADDEN SURVEY, ABSTRACT NO. 423, AND ALSO BEING ALL OF A CALLED 23.144 ACRE TRACT OF LAND CONVEYED BY J. LLOYD WOOD TO TIMOTHY S. JOUBERT, ET UX, BY DEED DATED JUNE 2, 1905, RECORDED IN VOLUME 1270, PAGE 309, OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, A PORTION OF A CALLED 28.955 ACRE TRACT CONVEYED BY JIM IVEY NUTT TO L. LLOYD WOODS BY DEED RECORDED IN VOLUME 1180, PAGE 35, OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT IN THE SOUTH LINE OF THE BONNIE P. CARROLL ESTATE TRACT DESCRIBED IN VOLUME 551, PAGE 247, SAID RECORDS: THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS E ALONG THE LINE OF THE SAID CARROLL ESTATE TRACT A DISTANCE OF 115.06 FT. TO THE CENTER OF COUNTY ROAD 4305 FROM WHICH A 1/2" IRON ROD BEARS N 55 DEGREES E 35.00 FT.: THENCE EASTWARDLY ALONG THE CENTER OF THE SAID ROAD AS FOLLOWS: (1) SOUTH 88 DEGREES 23 MINUTES 34 SECONDS EAST 49.42 FT., (2) NORTH 89 DEGREES 14 MINUTES 36 SECONDS EAST 136.04 FT., (3) NORTH 84 DEGREES 01 MINUTES 07 SECONDS EAST 80.77 FT., (4) NORTH 75 DEGREES 15 MINUTES 34 SECONDS EAST 145.89 FT., (5) NORTH 71 DEGREES 11 MINUTES 02 SECONDS EAST 236.62 FT., (6) NORTH 78 DEGREES 25 MINUTES 43 SECONDS EAST 54.55 FT., (7) SOUTH 85 DEGREES 23 MINUTES 40 SECONDS EAST 65.77 FT., (8) SOUTH 71 DEGREES 34 MINUTES 22 SECONDS EAST 96.84 FT., (9) SOUTH 61 DEGREES 55 MINUTES 26 SECONDS EAST 128.44 FT., (10) SOUTH 50 DEGREES 08 MINUTES 02 SECONDS EAST 74.88 FT., (11) SOUTH 45 DEGREES 20 MINUTES 45 SECONDS EAST 145.71 FT. TO THE WEST LINE OF THE FRED G. GRAHAM TRACT OF LAND DESCRIBED IN VOLUME 933, PAGE 723, SAID RECORDS, BEING ALSO THE WEST LINE OF THE W.G. PARRISH SURVEY: THENCE SOUTH 23 DEGREES 16 MINUTES 58 SECONDS EAST ALONG THE SAID GRAHAM WEST LINE AND SAID SURVEY LINE, AT 60.00 FT. SET A 1/2" IRON ROD FOR A REFERENCE CORNER, AT 236.83 FT. SET A 1/2" IRON ROD FOR A REFERENCE CORNER ON THE BANK OF MCFADDEN CREEK, IN ALL A DISTANCE OF 251.83 FT. TO A FLAT IRON FOUND IN THE BANK OF THE SAID CREEK; THENCE UP THE CHANNEL OF THE SAID CREEK AND ITS MEANDERS AS FOLLOWS: (1) SOUTH 45 DEGREES 39 MINUTES 12 SECONDS WEST 130.03 FT., (2) SOUTH 15 DEGREES 47 MINUTES 45 SECONDS WEST 42.09 FEET, (3) SOUTH 48 DEGREES 10 MINUTES 05 SECONDS WEST 66.90 FEET, (4) SOUTH 87 DEGREES 15 MINUTES 27 SECONDS WEST 59.76 FEET, (5) NORTH 87 DEGREES 07 MINUTES 45 SECONDS WEST 39.81 FEET, (6) SOUTH 28 DEGREES 09 MINUTES 53 SECONDS WEST 21.33 FEET, (7) SOUTH 31 DEGREES 52 MINUTES 03 SECONDS EAST 80.08 FEET, (8) SOUTH 15 DEGREES 11 MINUTES 17 SECONDS EAST 80.82 FEET, (9) SOUTH 76 DEGREES 13 MINUTES 02 SECONDS EAST 79.77 FEET, (10) SOUTH 56 DEGREES 54 MINUTES 48 SECONDS EAST 48.76 FEET, (11) SOUTH 46 DEGREES 18 MINUTES 38 SECONDS WEST 84.11 FEET, (12) SOUTH 69 DEGREES 21 MINUTES 00 SECONDS WEST 102.31 FT., (13) SOUTH 04 DEGREES 59 MINUTES 26 SECONDS WEST 60.07 FEET, (14) SOUTH 07 DEGREES 00 MINUTES 29 SECONDS EAST 55.93 FEET, (15) SOUTH 44 DEGREES 19 MINUTES 48 SECONDS WEST 44.38 FEET, (16) NORTH 18 DEGREES 35 MINUTES 25 SECONDS WEST 69.17 FEET, (17) NORTH 34 DEGREES 16 MINUTES 53 SECONDS WEST 66.72 FEET, (18) NORTH 71 DEGREES 30 MINUTES 30 SECONDS WEST 74.07 FEET, (19) SOUTH 63 DEGREES 39 MINUTES 10 SECONDS WEST 45.51 FEET, (20) SOUTH 65 DEGREES 59 MINUTES 36 SECONDS WEST 23.89 FEET, (21) NORTH 42 DEGREES 04 MINUTES 33 SECONDS WEST 61.06 FEET, (22) SOUTH 65 DEGREES 00 MINUTES 40 SECONDS WEST 45.48 FEET, (23) SOUTH 16 DEGREES 44 MINUTES 39 SECONDS WEST 51.44 FEET, (24) SOUTH 07 DEGREES 00 MINUTES 35 SECONDS WEST 55.99 FEET, (25) SOUTH 63 DEGREES 35 MINUTES 00 SECONDS WEST 63.95 FEET, (26) SOUTH 33 DEGREES 26 MINUTES 55 SECONDS WEST 105.29 FT., (27) SOUTH 60 DEGREES 07 MINUTES 50 SECONDS WEST 79.62 FEET, (28) SOUTH 66 DEGREES 28 MINUTES 10 SECONDS WEST 109.32 FT TO THE CORNER: THENCE NORTH 23 DEGREES 16 MINUTES 58 SECONDS WEST WITH THE WEST LINE SAID REFERENCED TRACT, AT 25.00 FT. SET A 1/2" IRON ROD FOR A REFERENCE CORNER IN THE NORTH BASE OF A 6" W.A.O. MARKED X, IN ALL A DISTANCE OF 1166.52 FEET TO A THE POINT OF BEGINNING AND CONTAINING 23.144 ACRES OF LAND.

**Reported Address:** 220 COUNTY ROAD 4305, TENAHA, TX 75974

**MORTGAGE SERVICING INFORMATION:**

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

**Servicing Agreement.**

**Current Mortgagee:** U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2006-WF3  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of October, 2016  
**Time of Sale:** 01:00PM or within three hours thereafter.

**Place of Sale:** AT THE STEPS OF THE COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE COURTHOUSE in Panola County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Panola County Commissioner's Court.

**Substitute Trustee(s):** Carol Hampton, Terri Worley, Lisa DeLong, 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 Carol Hampton, Terri Worley, Lisa DeLong, 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. Carol Hampton, Terri Worley, Lisa DeLong, 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.