

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 06, 2005

Grantor(s): Wallace K. Gorman and Ruby J. Gorman, husband and wife

Original Trustee: Robert Frappier, Trustee

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Century 21 (R) Mortgage (SM), its successors and assigns

Recording Information: Vol. 1176, Page 731, or Clerk's File No. 00052741, in the Official Public Records of LIMESTONE County, Texas.

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/05/2017 **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

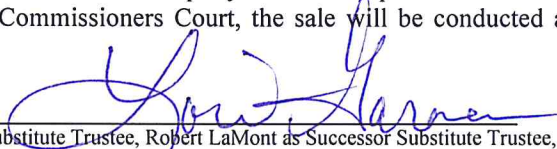
Legal Description:

SEE EXHIBIT A AND B ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200


Lori Garner as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Tonya Washington as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



Description of: 2.00 Acres, M.C. Rejon Survey, A-26, Limestone County, Texas.
Owner: Darla Wurtz

BEING a 2.00 acres tract of land situated in the M.C.Rejon Survey, A-26, Limestone County, Texas, and being that 2.00 acres tract described in the deed dated May 12, 1999 from Joann Buchanan to Darla Wurtz recorded in Vol. 1027, Pg. 514, Deed Records of Limestone County, Texas (L.C.D.R.). said 2.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of county road LCR 741 and in the South line of the Evelyn Geneva Thompson Beard et al, THIRD TRACT called 121 acres of record in Vol. 695, Pg. 82, L.C.D.R. for the Northwest corner of said 106.21 acres tract and this tract, same being the Northeast corner of the John Byrd called 41.38 acres tract of record in Vol. 644, Pg. 150, from which corner a set ½" iron rod for reference in the East margin of said road at the base of an 8" cedar fence corner post bears N.62°08'25"E. 28.35 ft.;

THENCE N.62°08'25"E., at 28.35 ft. to said iron rod for reference, continuing along a fence and the North line of said 106.21 acres tract and this tract, same being the South line of said Beard tract, to a set ½" iron rod at the base of a leaning 8" treated wood fence cross fence corner post for Northeast corner of this tract;

THENCE S.22°44'07"E. 219.55 ft. with a cross-fence to a set ½" iron rod in said cross fence for the Southeast corner of this tract;

THENCE S.62°08'25"W. (reference bearing from the previous deed.description), at 336.01 ft. a set ½" iron rod in the East margin of said road for reference, in all, 364.36 ft. to a point in the centerline of said road and the West line of said 106.21 acres tract for the Southwest corner of this tract, same being in the East line of said Byrd tract;

THENCE N.40°22'09"W. 223.99 ft. with the center of said road and the West line of said 106.21 acres tract, same being the East line of said Byrd tract, to the point of BEGINNING, containing 2.00 acres.

EXHIBIT (A)

00001271

Doc 00052741 Bk RP

Vol 1176

Pg 755

Description of: 2.00 Acres, M.C. Rejon Survey, A-26, Limestone County, Texas.
Owner: JoAnn (Wages) Buchanan

BEING a 2.00 acres tract of land situated in the M.C.Rejon Survey, A-26, Limestone County, Texas, a part of that called 106.21 acres tract described in the deed dated June 2, 1999 from Elizabeth K, Worldpeace et vir to JoAnn Wages recorded in Vol. 872, Pg. 499, Deed Records of Limestone County, Texas (L.C.D.R.). said 2.00 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point in the centerline of county road LCR 741 and in the West line of said 106.21 acres tract, same being the East line of that John Paul Byrd called 41.458 acres tract of record in Vol. 644, Pg. 150, for Northwest corner of this tract, same being the Southwest corner of the Darla Wurtz called 2.00 acres tract of record in Vol. 1027, Pg. 514, from which corner a set 1/2" iron rod for reference in the East margin of said road bears N.62°08'25"E. 28.35 ft.;
THENCE N.62°08'25"E. (basis of bearing from Vol. 1027;, Pg. 514) at 28.35 ft. said iron rod for reference, in all, 364.36 ft. to a found 1/2" iron rod in a fence line for Northeast corner of this tract and Southeast corner of said Wurtz tract;
THENCE S.22°44'07"E 31.67 ft. to a set 1/2" iron rod at a 7" treated wood fence corner post for an angle corner in the East line of this tract;
THENCE S.40°22'09"E. 180.53 ft. to a set 1/2" Iron rod for Southeast corner of this tract;
THENCE S.49°37'51"W., at 291.12 ft. a set 1/2" iron rod for reference, in all, 318.62 ft. to a point in the center of said road and in the West line of said 106.21 acres tract for Southwest corner of this tract;
THENCE N.40°22'09"W. 289.63 ft. with the center of said road and East line of said Byrd tract to the point of BEGINNING, containing 2.00 acres;

Filed for Record in:
Limestone County

On: Aug 15, 2017 at 09:21A

By: Olga Guzman

Filed for Record in:
Limestone County

On: Jun 10, 2005 at 02:37P

By: Jennifer Johnson

STATE OF TEXAS

COUNTY OF LINSTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Limestone County as stamped hereon by me.

Aug 15, 2017

Jun 10, 2005

Peggy Beck, County Clerk
Limestone County

Sue Low, County Clerk
Limestone County

EXHIBIT "B"