

FILED
At 11:25 AM
Date November 15, 2021

C&M No. 44-21-0548/ FILE NOS

Sarah Vasquez
SARAH VASQUEZ
County Clerk, Brewster County, TX
By _____ Deputy

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 19, 2010 and recorded under Vol. 255, Page 650, or Clerk's File No. 87341, in the real property records of BREWSTER County Texas, with Joel John Gormley, a single person as Grantor(s) and Wells Fargo Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Joel John Gormley, a single person securing payment of the indebtedness in the original principal amount of \$248,250.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Joel John Gormley. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is representing the Mortgagee, whose address is: 8950 Cypress Waters Blvd, Coppell, TX 75019.

Legal Description:

METES AND BOUNDS DESCRIPTION OF A 0.15 TOTAL ACRE TRACT OF LAND, BEING ALL OF A 0.47 ACRE TRACT DESCRIBED IN VOL. 256, P. 554, DEEDS RECORDS, SAVE AND EXCEPT THE SOUTH 60 FEET AS DESCRIBED IN VOL.11, P.302, OFFICIAL PUBLIC RECORDS, AND A 0.04 ACRE TRACT DESCRIBED IN VOL. 28, P. 345, OFFICIAL PUBLIC RECORDS, SAID TRACT BEING PART OF LOT 12, HARMON ADDITION TO THE CITY OF ALPINE AS PER A PLAT ON FILE IN ENVELOPE #94, PLAT RECORDS, OUT OF SURVEYS 42 AND 101, BLOCK 9, G.H. & S.A. RY.CO. SURVEYS, CITY OF ALPINE, BREWSTER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 01/04/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: BREWSTER County Courthouse, Texas at the following location: At the east door of the Brewster County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the

44-21-0548
BREWSTER



4737897

EXHIBIT "A"

Notes and bounds description of a 0.15 total acre tract of land, being all of a 0.47 acre tract described in Vol. 256, P. 554, Deed Records, SAVE AND EXCEPT the South 60 feet as described in Vol. 11, P. 302, Official Public Records, and a 0.04 acre tract described in Vol. 28, P. 345, Official Public Records, said tract being part of Lot 12, Harmon Addition to the City of Alpine as per a plat on file in Envelope #94, Plat Records, out of Surveys 42 and 101, Block 9, G.H.A. & A. Ry. Co. Surveys, City of Alpine, Brewster County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap marked "BASSEHAM LSL5" found in the East line of 2nd. Street and the South line of Brown Avenue for the Northwest corner of said Lot 12, the Northwest corner of said 0.47 acre tract and the Northwest corner of this tract;

THENCE North 69deg. 10'23" East with the South line of Brown Avenue, the North line of said Lot 12 and the North line of said 0.47 acre tract, at 71.14 feet pass a 1/2" iron rod and cap marked "WALKER 4425" set in the East line of said Survey 42 and the West line of said Survey 101 for the Northeast corner of said Lot 12, 72.51 feet in all to a 1/2" iron rod and cap marked "BASSEHAM LSL5" found for the Northwest corner of a 0.19 acre tract described in Vol. 207, P. 657, Deed Records, the Northeast corner of said 0.47 acre tract and the Northeast corner of this tract;

THENCE South 20deg.00' East 88.85 feet with the West line of said 0.19 acre tract and the East line of said 0.47 acre tract to a 1/2" iron rod and cap marked "BASSEHAM LSL5" found for the Southwest corner of said 0.19 acre tract, a corner of said 0.47 acre tract, the Northwest corner of a 0.04 acre tract described in Vol. 28, P. 345, Official Public Records, and a corner of this tract;

THENCE South 23deg.00' East 7.80 feet with the West line of said 0.04 acre tract to a 1/2" iron rod and cap marked "WALKER 4425" set in the North line of a 0.27 acre tract, being the South 60 feet of said 0.47 acre tract, described in Vol. 11, P. 302, Official Public Records, for the Southwest corner of said 0.04 acre tract and the Southeast corner of this tract;

THENCE South 72deg.00' West with the North line of said 0.27 acre tract, at 2.30 feet pass a point in the West line of said Survey 101, the East line of said Survey 42 and the East line of said Lot 12, 87.36 feet in all to a 1/2" iron rod and cap marked "WALKER 4425" set in the East line of 2nd. Street and the West line of said 0.47 acre tract for the Northwest corner of said 0.27 acre tract and the Southwest corner of this tract;

THENCE North 19deg.00' West 76.20 feet with the East line of said 2nd. Street and the West line of said 0.47 acre tract to the point of beginning.

Bearings are based on the record West line of said 0.47 acre tract.

right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(c) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Shelley Nail
Shelley Nail, Donna Trout, Johnie Eads, Kristina McCrary, Zane Nail, Thomas Delaney,
Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales
And Posting, as Substitute Trustee