

**Current Borrower:** DONALD S. GURLEY, A SINGLE MAN  
**MH File Number:** TX-15-26137-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 967 HCR 1212, BLUM, TX 76627

136

FILED  
NICOLE TANNER-COUNTY CLERK  
HILL COUNTY, TEXAS  
2015 OCT 30 PM 2:57

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:** 6/21/2005  
**Grantor(s)/Mortgagor(s):** DONALD S. GURLEY, A SINGLE MAN  
**Original Beneficiary/Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR WESTSTAR MORTGAGE CORPORATION, A NEW MEXICO CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Current Beneficiary/Mortgagee:** Lakeview Loan Servicing, LLC  
**Recorded in:** Volume: N/A  
Page: N/A  
Instrument No: 006789  
**Property County:** HILL  
**Mortgage Servicer:** M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.  
**Mortgage Servicer's Address:** 1 Fountain Plaza, Buffalo, NY 14203


**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 12/1/2015  
**Earliest Time Sale Will Begin:** 12:00PM

**Place of Sale of Property:** EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):** 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.

  
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Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty or Denise Boerner or Cole D. Patton or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

INCE SURVEYING & ENGINEERING  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76682  
PHONE: (254)694-7708  
Fax: (254)694-7230

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Jesse H. Johnson Survey A-470 in Hill County, Texas. Said land is a part of that certain 95.084 acre tract described in a deed from Thomas C. Douglass to David Pearson et ux, Karen Pearson recorded in Volume 1136, Page 497 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner in the north line of that certain tract described in a deed to Lewis D. White recorded in Volume 844, Page 128 of the Official Public Records of Hill County for the Southwest corner of said Johnson Survey, for the southeast corner of the William McDonald Survey A-567, for the southeast corner of that certain tract described in a deed to Charles Wayne Martin recorded in Volume 532, Page 911 of the Deed Records of Hill County, for the most southerly southwest corner of said 95.084 acre tract, and for the southwest corner of this;

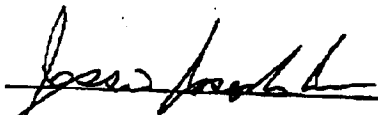
THENCE with the west line of said Johnson Survey, N30°18'24"W 1296.44 feet to a 1/2" iron rod found for the northeast corner of said Martin tract, for an inside ell corner of said 95.084 acre tract, and for the northwest corner of this;

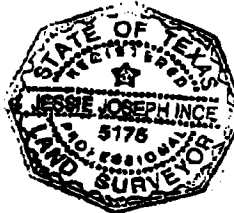
THENCE N63°33'18"E, at 695.44 feet passing a 5/8" iron rod set for offset, in all a distance of 722.88 feet to a 1/2" iron rod set in the east line of said 95.084 acre tract, in the west line of that certain tract described in a deed to Edward R. Wachendorfer recorded in Volume 865, Page 73 of the Official Public Records of Hill County, and in the center of HCR #1212 for the northeast corner of this;

THENCE with the center of HCR #1212, S29°51'35"E 1134.79 feet to a 3/8" iron rod found at a bend in HCR #1212 and in the north line of said White tract for the southwest corner of said Wachendorfer tract, for the southeast corner of said 95.084 acre tract, and for the southeast corner of this;

THENCE S50°40'37"W 721.30 feet to the place of beginning, containing 20.000 acres of land, of which approximately 0.488 acres lies in a public road.

A plat of even date accompanies these field notes.

  
Registered Professional Land Surveyor  
05/06/03



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