LIMESTONE COUNTY

Kerrie Cobb 200 West State Street

Suite 102

Groesbeck, TX 76642 Phone: (254)729-5504 **DOCUMENT #:** FC-2025-0031

RECORDED DATE: 06/18/2025 03:02:25 PM



OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: FORECLOSURE

Transaction Reference: Document Reference:

RETURN TO: () MOLLIE MCCOSLIN

, TX

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Operator Id: Olga

SUBMITTED BY:

MOLLIE MCCOSLIN

, TX

903-388-2002

DOCUMENT # : FC-2025-0031

RECORDED DATE: 06/18/2025 03:02:25 PM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.



Kerrie Cobb

Limestone County Clerk

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 133984-TX

Date: June 17, 2025

County where Real Property is Located: Limestone

ORIGINAL MORTGAGOR:

WALLACE K. GORMAN AND WIFE, RUBY J. GORMAN

ORIGINAL MORTGAGEE:

ONE REVERSE MORTGAGE, LLC

CURRENT MORTGAGEE:

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF

WATERFALL VICTORIA III-NB GRANTOR TRUST

MORTGAGE SERVICER:

Carrington Mortgage Services, LLC

DEED OF TRUST DATED 5/28/2011, RECORDING INFORMATION: Recorded on 6/6/2011, as Instrument No. 00112079 in Book 1370 Page 162

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 3.141 ACRES TRACT SITUATED IN THE ANDRES VARELA SURVEY, A-29, LIMESTONE COUNTY, TEXAS, AND BEING THAT 2.997 ACRES TRACT AND 0.144 ACRES TRACT DESCRIBED IN THE DEED DATED OCTOBER 10, 2000 FROM LUFKIN R. MOSES, D.O. ET UX TO ANDREA RIPLEY RECORDED IN VOL. 1044, PG. 12, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.).SAID 3.141 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/5/2025, the foreclosure sale will be conducted in Limestone County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF WATERFALL VICTORIA III-NB GRANTOR TRUST c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806

Page 1 of 2



AP NOS/SOT 08212019

Matter No.: 133984-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE MOLLIE MCCOSLIN.

SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney Aldridge Pite, LLP

3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Well fell

Return to:

ALDRIDGE PITE, LLP 3333 Camino Del Rio South, Suite 225 P.O. BOX 17935 SAN DIEGO, CA 92108-0935 FAX #: 619-590-1385

Phone: (866) 931-0036

133984-TX

Exhibit "A"

LEGAL DESCRIPTION:

BEING A 3.141 ACRES TRACT SITUATED IN THE ANDRES VARELA SURVEY, A-29, LIMESTONE COUNTY, TEXAS, AND BEING THAT 2.997 ACRES TRACT AND 0.144 ACRES TRACT DESCRIBED IN THE DEED DATED OCTOBER 10, 2000 FROM LUFKIN R. MOSES, D.O. ET UX TO ANDREA RIPLEY RECORDED IN VOL. 1044, PG. 12, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.).SAID 3.141 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND IN THE NORTH LINE OF LOT 5, OAK CREEK ESTATES AND IN A FENCE LINE, SAME BEING THE SOUTH LINE OF THE RUBY FAYE STOKES HENDERSON SUTHERLAND CALLED 90 ACRES TRACT OF RECORD IN VOLUME 381, PG. 217, L.C.D.R., FOR NORTHWEST CORNER OF THIS TRACT AND SAID 2.997 ACRES TRACT, SAME BEING THE NORTHEAST CORNER OF THE WARREN G. BRANNAN CALLED 0.864 ACRES TRACT OF RECORD IN VOL. 831, PG. 131, L.C.D.R.;

THENCE N. 59°40' E, WITH THE NORTH LINE OF OAK CREEK ESTATES AND THE SOUTH LINE OF SAID SUTHERLAND TRACT, AND WITH SAID FENCE, ALSO BEING THE NORTH LINE OF SAID 2.997 ACRES TRACT, AT 141.75 FT. THE NORTHEAST CORNER OF LOT 5, IN ALL, 260.00 FT. TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID 2.997 ACRES TRACT, SAME BEING THE NORTH CORNER OF SAID 0.144 ACRES TRACT AND THE NORTHWEST CORNER OF THE JOE ROSAS ET UX CALLED 2.409 ACRES TRACT OF RECORD IN VOL. 966, PG. 948, L.C.D.R.;

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF THIS TRACT AND SAID 0.144 ACRES TRACT, SAME BEING THE WEST LINE OF SAID ROSAS TRACT, S 33°45'58" E. 321.70 FT. TO A FOUND 1/2" IRON ROD FOR ANGLE CORNER OF THIS TRACT AND SAID 0.144 ACRES TRACT, AND S. 16°29'18" E. 130.98 FT. TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF COUNTY ROAD LCR 407 FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 2.997 ACRES TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.144 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID ROSAS TRACT;

THENCE S. 60°28' W. (BASIS OF BEARING FROM PREVIOUS DEED DESCRIPTION) WITH THE NORTH MARGIN OF SAID ROAD AND THE SOUTH LINE OF SAID 2.997 ACRES TRACT, AT 240.25 FT. A FOUND 1/2" IRON ROD FOR SOUTHEAST CORNER OF LOT 5, IN ALL 325.00 FT. TO A FOUND 5/8" IRON ROD FOR SOUTHWEST CORNER OF THIS TRACT AND SAID 2.997 ACRES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID BRANNAN TRACT;

THENCE N. 20°29' W. 450.40 FT. WITH THE WEST LINE OF SAID 259144GRIEGEPACT AND THE EAST LINE OF SAID BRANNAN TRACT TO THE POINT OF BEGINNING, CONTRIBUTION ALL ACRES.

On: Jun 06:2011 at 12:08P

By Janice Ledet

APN: R12525

STATE OF TEXAS

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.

Jun 96,2011

Pessy Beck: County Clerk Limestone County