

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/20/2015

Grantor(s)/Mortgagor(s):
CHARLES C REEVES AND GWENDOLYN W
REEVES, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Nations Lending Corporation, an Ohio Corporation

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NATIONS
LENDING CORPORATION, ITS SUCCESSORS AND
ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00002116

Property County:
NAVARRO

Mortgage Servicer:
LoanCare, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

Date of Sale: 2/7/2023

Earliest Time Sale Will Begin: 12:00:00 PM

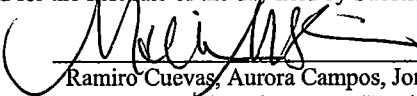
Place of Sale of Property: 300 West 3rd Avenue, Corsicana, Navarro, TX, 75110 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Mollie McCoslin or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

2022-082

FILED FOR RECORD
AT 3:58 O'CLOCK P.M.

DEC 28 2022

MH File Number: TX-22-93339-POS
Loan Type: VA

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel Young DEPUTY

Exhibit A

All that certain lot, tract, or parcel of land situated in Navarro County, Texas, on the Thomas M. Rowe Survey, A-688 and being a part of Lots 8, 9, 10, 1, 2 and 3 and a part of a 20 foot wide alley in Block 47 of the City of Rice as shown by revised map recorded in Volume 3, Page 37 of the Navarro County Plat Records and being the 0.25 acre tract described as above but also described erroneously as the South 50 feet of Lots 6 & 7 and North 20 feet of Lots 4 & 5 (20' in alley), Block 47 of Rice, O.T. as shown in the Central Appraisal District Office in Instrument 00007203 (2009) of the Official Public Records of Navarro County, Texas. Said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" galvanized iron pipe found in the East right-of-way of Dallas Street at the West corner of the 0.25 acre tract, by record being South 18 degrees East 90.00 feet from the West corner of Lot 10, Block 47;

THENCE NORTH 72 degrees 00 minutes East, along Line of Directional Control, 122.58 feet to a 1/2" galvanized iron pipe found for corner; WITNESS: Wood fence corner South 25 degrees 52 minutes West 1.2 feet;

THENCE SOUTH 19 degrees 14 minutes 43 seconds East, along wood fence, 89.97 feet to a 1/2" galvanized iron pipe found for corner; WITNESS: Wood fence corner South 74 degrees 13 minutes West 0.3 feet;

THENCE SOUTH 71 degrees 59 minutes 17 seconds West, mostly along wood fence, 122.49 feet to a 1/2" galvanized iron pipe found in the East right-of-way of Dallas Street;

THENCE NORTH 19 degrees 18 minutes West 90.00 feet to the place of beginning and containing 0.25 acres of land.

[Handwritten signature]