

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**

1/4/2018

**Grantor(s)/Mortgagor(s):**

JAMES M. WIDENER, A SINGLE MAN

**Original Beneficiary/Mortgagee:**

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**

Lakeview Loan Servicing, LLC.

2023-011  
FILED FOR RECORD  
AT 3:32 O'CLOCK P.M.  
FEB 23 2023

**Recorded in:**


Volume: N/A

Page: N/A

Instrument No: 00000190

**Property County:**

NAVARRO

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY  DEPUTY

**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:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ENOCH FRIER SURVEY ABSTRACT 3, NAVARRO COUNTY, TEXAS AND BEING TRACT 1 OF THE RAUL RODRIGUEZ SUBDIVISION AS SHOWN IN FINAL PLAT RECORDED IN VOLUME 8, PAGE 362, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**Date of Sale:** 4/4/2023

**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.

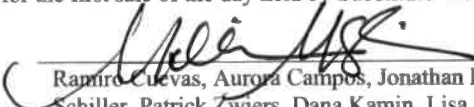
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

  
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Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uelton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney 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

**MH File Number:** TX-22-95081-POS  
**Loan Type:** Conventional Residential