

2018-90  
FILED FOR RECORD  
AT 1:17 O'CLOCK P.M.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MAPLES, JAMES  
4815 WEST STATE HIGHWAY 31, CORSICANA, TX 75110

PMI  
Firm File Number: 18-030679

AUG 30 2018

**NOTICE OF TRUSTEE'S SALE**

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY Sherry Dowd DEPUTY

WHEREAS, on January 18, 2017, JAMES M. MAPLES JR., as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00000391, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, October 2, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the Navarro Center, 800 North Main Street, East Entrance, in NAVARRO COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.


Said Real Estate is described as follows: In the County of Navarro, State of Texas:

SEE EXHIBIT A

Property Address: 4815 WEST STATE HIGHWAY 31  
CORSICANA, TX 75110  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: USAA FEDERAL SAVINGS BANK  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day August 30, 2018.

  
SUBSTITUTE TRUSTEE  
Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Kelly Main, Tonya Washington, Randy Daniel, Allan Johnston, Cindy Daniel or Lori Garner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

**EXHIBIT "A"**

Being all that certain lot, tract or parcel of land located in the J. Richardson Survey, A.-702 and the R.B. Ray Survey, A.-701, Navarro County, Texas, being described as all of a called 2.728 acre tract of land described in deed to Jerry Don McClanahan and Reba Louise McClanahan recorded in Volume 1281, page 44 of the Deed Records, Navarro County, Texas (DRNCT). Said lot, tract or parcel of land being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found at in the southeast R.O.W. of State Highway 31 at the west corner of the Curtis McKinney 2.00 acre tract of land as described in Deed recorded in Doc. #2011-004338 of the DRNCT, being the north corner of this tract;

**THENCE --S 32° 09' 33" E, 539.44 feet along the common line of the McKinney 2.00 acre tract and this tract to a 3/8" iron rod found at the north corner of the Alvaro Diaz 2.312 acre tract of land as described in Deed recorded in Doc.#2013-009722 of the DRNCT, being the east corner of this tract;**

**THENCE -- S 58° 20' 06" W, 224.78 feet crossing the southwest line of the J. Richardson Survey, A.-702, the northeast line of the R.B. Ray Survey, A.-701, then passing the north corner of the Gloria Janette Ivie 1.155 acre tract and continuing to a 3/8" iron rod found at the east corner of the Mark and Kathey Harrison 0.652 acre tract of land as described in Deed recorded in Volume 1088, page 216 of the DRNCT, being the south corner of this tract;**

**THENCE -- N 32° 09' 19" W, 516.84 feet along the common line of the Harrison 0.652 acre tract and this tract to a 3/8" iron rod found in the southeast R.O.W. of State Highway 31 at the west corner of this tract;**

**THENCE -- N 52° 35' 20" E (Control Line), 225.69 feet along the southeast R.O.W. of State Highway 31 crossing the northeast line of the R.B. Ray Survey, A.-701, the southwest line of the J. Richardson Survey, A.-702 and continuing to the POINT OF BEGINNING and CONTAINING 2.73 acre of land, more or less.**