

NATIONSTAR MORTGAGE LLC (CXE)
REED, DEREK
646 ROLLING OAKS DRIVE, GIDDINGS, TX 78942

VA 494961362846
Firm File Number: 23-039453

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 27, 2017, DEREK JAMES REED AND ALLYSON P. REED, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COMMERCE HOME MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of LEE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017-03537, 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, May 2, 2023** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in LEE 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 Lee, State of Texas:

BEING 0.15 ACRE TRACT OF LAND OUT OF LOT 49, BLOCK 2, OF ROLLING OAKS SUBDIVISION, RECORDED IN PLAT SLIDE 47-B, OF THE PLAT RECORDS OF LEE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO MARY BAUGH, AND RECORDED IN VOLUME 1076, PAGE 247, REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS. SAID 0.15 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER, CORNER BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROLLING OAKS DRIVE, CORNER BEING THE NORTHWEST CORNER OF A CALLED 0.217 ACRE TRACT CONVEYED TO EDMUNDO DE LA ROSA, AND RECORDED IN VOLUME 1054, PAGE 325, REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE SAID BAUGH TRACT, THE SOUTHWEST CORNER OF OUR SUBJECT TRACT, AND THE POINT OF BEGINNING;

THENCE WITH A CURVE TO THE RIGHT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ROLLING OAKS DRIVE, AND THE WESTERLY LINE OF LOT 49, BLOCK 2, AND THE BAUGH TRACT, SAID CURVE HAVING A RADIUS OF 459.05 FEET, CHORD BEARS N12°52'02"W., A DISTANCE OF 65.44 FEET, AN ARC DISTANCE OF 65.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 50, BLOCK 2, CORNER BEING THE NORTHWEST CORNER OF THE BAUGH TRACT, THE NORTHWEST CORNER OF LOT 49, BLOCK 2, FOR THE NORTHWEST CORNER OF OUR SUBJECT TRACT;

THENCE N81°37'08"E., WITH THE SOUTHERLY LINE OF LOT 50, BLOCK 2, THE NORTHERLY LINE OF LOT 49, BLOCK 2, THE NORTHERLY LINE OF THE BAUGH TRACT, AND OUR NORTHERLY LINE, A DISTANCE OF 115.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF LOT 50, BLOCK 2, THE NORTHEAST CORNER OF LOT 49, BLOCK 2, ALONG THE WESTERLY LINE OF LOT 19, BLOCK 2, FOR THE NORTHEAST CORNER OF THE BAUGH TRACT, AND THE NORTHEAST CORNER OF OUR SUBJECT TRACT;

THENCE S18°13'46"E., WITH THE WESTERLY LINE OF LOT 19, BLOCK 2, AND THE EASTERLY LINE OF LOT 49, THE EASTERLY LINE OF THE BAUGH TRACT, AND OUR EASTERLY LINE, A DISTANCE OF 47.79 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 19, BLOCK 2, THE NORTHWEST CORNER OF LOT 32, BLOCK 2, THE NORTHEAST CORNER OF THE SAID 0.217 ACRE DE LA ROSA TRACT, FOR THE SOUTHEAST CORNER OF THE BAUGH TRACT, AND THE SOUTHEAST CORNER OF OUR SUBJECT TRACT;

THENCE S72°53'31" W., WITH THE NORTHERLY LINE OF THE 0.217 ACRE DE LA ROSA TRACT, AND THE SOUTHERLY LINE OF THE BAUGH TRACT, FOR OUR SOUTHERLY LINE, A DISTANCE OF 119.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRE OF LAND.

Property Address: 646 ROLLING OAKS DRIVE
GIDDINGS, TX 78942
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

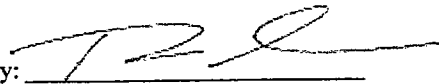
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Pete Florez, John Latham, Michael Latham, Wendy Alexander, Zachary Florez, Orlando Rosas or Bobby Brown
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day February 22, 2023.

By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC

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.

FILED AND RECORDED

FEB 23 2023



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS