

NOTICE OF SUBSTITUTE TRUSTEE SALE

9:35 FILED
AT O'CLOCK
JIM

JAN 13 2017

Deed of Trust Date:
1/22/2010

Grantor(s)/Mortgagor(s):
SANDRA E. GARZA AND HECTOR A. RODRIGUEZ, WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

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

Recorded in:
Volume: 1088
Page: 348
Instrument No: 402984

Property County:
JIM WELLS

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LOT ELEVEN (11) OF MESQUITE FOREST ESTATES, SECTION 3, SITUATED IN JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGE 61 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS.

Date of Sale: 3/7/2017 **Earliest Time Sale Will Begin:** 1PM

Place of Sale of Property: Jim Wells County Courthouse, 200 N. Almond, Alice, TX 78332 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Jim Rector, Denise Rector, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Vicki Hammonds or Jamie Steen or Cole D. Patton or Denny Tedrow
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-16-28263-FC
Loan Type: FHA