

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
8/31/2007

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

**Recorded in:**  
**Volume:** 1004  
**Page:** 729  
**Instrument No:** 385977

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

**Legal Description:** LOTS 1 AND 2, BLOCK 2, HERRERA ADDITION NO. 2 TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF OF RECORD IN VOLUME 4, PAGE 6, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

**Date of Sale:** 5/2/2017

**Grantor(s)/Mortgagor(s):**  
SONYA A. GALVAN AND HILBERTO  
GALVAN, WIFE AND HUSBAND  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Property County:**  
JIM WELLS

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

FILED  
AT O'CLOCK  
M  
APR - 6 2017  
JC Perez III, Co. Clerk Jim Wells Co., Texas  
Deputy

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.



Jim Rector, Denise Rector, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Vicki Hammonds, Jamie Steen or Cole D. Patton  
or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-17-32737-POS  
**Loan Type:** FHA