

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/30/2007

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

Recorded in:
Volume: 1011
Page: 265
Instrument No: 387271

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

Grantor(s)/Mortgagor(s):
JUAN F. PEREZ AND SARA A. PEREZ,
HUSBAND AND WIFE

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Property County:
JIM WELLS

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

FILED AT 9:20 O'CLOCK AM
MAR 15 2018
JC P... Co. Clk. of Wells Co., Texas
By [Signature] Deputy

Legal Description: THE WEST 20 FEET OF LOT 5 AND ALL OF LOT 6, BLOCK 3, PITTSFIELD ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF OF RECORD IN VOLUME 4, PAGE 41, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

Date of Sale: 5/1/2018

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):
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.

Denise Rector

Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Barbara Sandoval, Vicki Hammonds, Bob Frisch, Jamie Steen
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075