

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

12/21/2016

Grantor(s)/Mortgagor(s):

DARLENE MURPHY, AN UNMARRIED
WOMAN

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR AMCAP MORTGAGE, LTD, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:

Lakeview Loan Servicing, LLC

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 2016077954

Property County:

GALVESTON

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 TWO (2), BLOCK ONE (1), OF FINAL PLAT OF EDGEWATER PARK, SECTION ONE (1), A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT RECORD 2006A, MAP NUMBER 166 AND 167 THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

Date of Sale: 3/3/2020

Earliest Time Sale Will Begin: 10 AM

Place of Sale of Property: Galveston County Courthouse, 722 Moody, Galveston, TX 77550 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 member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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



Traci Yeaman, Tim Worstell, Stephen Mayers,
Colette Mayers, Carl Meyers, Leb Kemp, Kelly
McDaniel, Israel Curtis, John Sisk, Cary Corenblum,
Evan Press, Joshua Sanders, Matthew Hansen,
Patricia Poston, Nick Poston, David Poston, David
Barry, Anna Sewart, Keith Wolfshohl, Byron
Sewart, Helen Henderson or Melissa Kitchen
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-75747-POS

Loan Type: FHA

FILED

Instrument Number: *FILED2020000128*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 01/16/2020 8:44AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*