

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

17 DEC 11 PM 12:56

BY: *[Signature]*  
DEPUTY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
GALVAN, MARIA AND LINO  
1250 COUNTY ROAD 1036, GREENVILLE, TX 75401

PMI  
Firm File Number: 17-029001

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 22, 1995, LINO G. GALVAN AND MARIA F. GALVAN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to FREDERICK WARK, as Trustee, the Real Estate hereinafter described, to NATIONSBANC MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 4606 Volume 354, Page 910, 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, **February 6, 2018** 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, I will sell said Real Estate in the area designated by the Commissioners Court, of **Hunt** 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 Hunt, State of Texas:

SEE EXHIBIT "A"

Property Address: 1250 COUNTY ROAD 1036  
GREENVILLE, TX 75401  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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

*[Signature: Randy Daniel]*

SUBSTITUTE TRUSTEE  
Aurora Campos, Jonathan Harrison, Markcos Pineda,  
Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla  
Boettcher, Robert LaMont, David Sims, Harriett Fletcher,  
Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy  
Daniel, Jim O'Bryant, Liz Hach or Cheryl Harris  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_  
Type or Print Name of Notary

Loan No.: 05132733

EXHIBIT "A" - LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the J. Freeman Survey, Abstract No. 316, Hunt County, Texas, and being known as that tract of land described in the Deed from Stephen John Duncan and wife, Rhonda Gail Duncan to Robert Kent Douglas and wife, Joyce Gayle Douglas, as recorded in Volume 260, page 46 of the Real Property Records of Hunt County, Texas, and also being known as part of Lot 11 of Bent Oak East, an Addition to Hunt County, Texas, according to the Plat thereof recorded in Volume 400, page 804 of the Plat Records of Hunt County, Texas, and being more particularly described as follows: BEGINNING at a 1/2 inch iron rod found for corner in the North line of County Road No. 1036, said point being the Southeast corner of the above cited tract of land, said point also being the occupied Southeast corner of said Lot 11, and the Southwest corner of Lot 8;

THENCE S. 89 deg. 53 min. 54 sec. W. along the North line of said County Road, a distance of 100.49 feet to a 1/2 inch iron rod found for corner at the Southwest corner of said Douglas tract;

THENCE N. 03 deg. 13 min. 15 sec. E. a distance of 335.46 feet to a 3/8 inch iron rod found for corner at the occupied Northwest corner of said Douglas tract, said point also being in the occupied South line of Lot 10;

THENCE N. 89 deg. 14 min. 29 sec. E. along the occupied South line of said Lot 10, a distance of 167.60 feet to a 1/2 inch iron rod found for corner at a fence corner post, at the southeast corner of said Lot 10, said point also being in the occupied West line of said Lot 8;

THENCE S. 14 deg. 18 min. 28 sec. W. along the occupied West line of said Lot 8, a distance of 347.75 feet to the POINT OF BEGINNING, and containing 1.032 acres of land.

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4606

FILED FOR RECORD  
JIMMY P. HAMILTON  
COUNTY CLERK HUNT CO. TX.

95 MAY 23 PM 1:08

BY: *Dorinda Brown*  
DEPUTY

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