

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/7/2009

Grantor(s)/Mortgagor(s):
BENJAMIN GARCIA, AND WIFE AUDRA
GARCIA

Original Beneficiary/Mortgagee:

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

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:

Volume: 00846

Page: 00457

Instrument No: 2009-00155434

Property County:
ZAPATA

Mortgage Servicer:

Seferus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

Engage Services' Address:
14523 SW Millikan Way, Suite 200,
Beaverton, OR 97005

Legal Description: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF ZAPATA, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS THE SURFACE ONLY OF LOT NO. 7, IN BLOCK NO. 1 OF LAS PALMAS SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 96 OF THE PLAT RECORDS OF ZAPATA COUNTY, TEXAS.

Date of Sale: 3/6/2018

Earliest Time Sale Will Begin: 12:00PM

Place of Sale of Property: CUSTOMARY LOCATION: COURTHOUSE STEPS ON THE NORTH SIDE OF THE ZAPATA COUNTY COURTHOUSE FRONTING ON 7TH AVENUE 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):
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.

Sandra Mendoza, Arnold Mendoza, Bob Frisch
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-55203-POS
Loan Type: Conventional Residential