

# 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:**

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

**Mortgage Servicer's 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:**

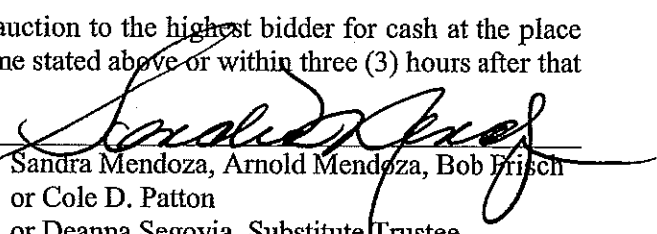
12:00PM

**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

Filed for Record in  
ZAPATA COUNTY  
On Feb 01, 2018 at 09:47P  
Amount  
Recorded Number - 26012  
By  
Marlene Gutierrez-Jacobs  
Deputy  
County Clerk  
ZAPATA COUNTY CLERK

MH File Number: TX-18-55203-POS

Loan Type: Conventional Residential