

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of 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.**

Doc# 2016870886  
# Pages 2  
11/28/2016 8:44AM  
Official Records of  
NUECES COUNTY  
KARA SANDS  
COUNTY CLERK  
Fees \$8.00

1. **Date, Time, and Place of Sale.**

Date: February 07, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE OF THE NUECES COUNTY COURTHOUSE FACING LIPAN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 15, 2000 and recorded in Document CLERK'S FILE NO. 2000037436 real property records of NUECES County, Texas, with ELIA C GARZA AND DAVID ALPHONZO GARZA, grantor(s) and SUMMIT MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELIA C GARZA AND DAVID ALPHONZO GARZA, securing the payment of the indebtednesses in the original principal amount of \$79,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

\_\_\_\_\_  
VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the NUECES County Clerk and caused to be posted at the NUECES County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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**EXHIBIT "A"**

LOT TWENTY-NINE (29), BLOCK THIRTEEN (13), CRESTMONT UNIT 7, A SUBDIVISION OF CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 49, PAGES 64-65 OF MAP RECORDS OF NUECES COUNTY, TEXAS.



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