

**Notice of Substitute Trustee's Sale**

**Date:** 1/3/18

**Substitute Trustee:** DAVID A. ZACHER

**Substitute Trustee's Address:** 7022 Wake Forest Dr., Corpus Christi, TX  
78413

**Mortgagee:** VALERO FEDERAL CREDIT UNION now known as SYNERGY FEDERAL CREDIT UNION, a federal credit union

**Note:** Note dated July 16, 2007 in the amount of \$70,900.00

**Deed of Trust**

**Date:** July 16, 2007

**Grantor:** WALTON H. CUDE

**Mortgagee:** VALERO FEDERAL CREDIT UNION now known as SYNERGY FEDERAL CREDIT UNION, a federal credit union

**Recording information:** Document Number 2007037783 and 2007037782, Official Public Records, Nueces County, Texas

**Property:**

The East ½ of Lot 46 and all of Lot 47, Block 2, Las Colonias Subdivision, Unit 1R, a subdivision of the city of Corpus Christi, Nueces County, Texas, according to the map or plat thereof as recorded in Volume 50, Page 150-152, Map Records of Nueces County, Texas.

**County:** Nueces

**Date of Sale (first Tuesday of month):** February 6, 2018

**Time of Sale:** 1:00 pm or within three hours thereafter.

**Place of Sale:** The south entrance of the Nueces County Courthouse facing Lipan Street 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

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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SYNERGY FEDERAL CREDIT UNION, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Mortgagee has appointed DAVID A. ZACHER as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

A Default Order was signed on June 29, 2016 by the presiding judge under Case Number 2016DCV-2209-H, District Court, Nueces County, authorizing the foreclosure sale.

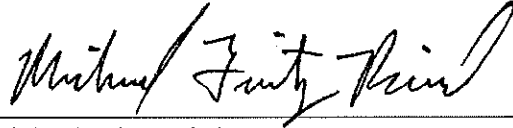
If SYNERGY FEDERAL CREDIT UNION passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SYNERGY FEDERAL CREDIT UNION. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

A handwritten signature in cursive script, reading "Michael Fritz Baird". The signature is written in black ink and is positioned above a horizontal line.

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Michael Fritz Baird  
Attorney for Synergy Federal Credit Union  
242 W. Sunset, Ste. 201  
San Antonio, TX 78209