

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows: Lot 14, Block 4, Baldwin Park, Nueces County, Texas, a Subdivision of the City of Corpus Christi Texas, as shown by map thereof in Volume 11, Page 40

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the deed of trust ("deed of trust") executed by Catrina L Garza & Alejandro J. Zambrano, dated March 31, 2010 and recorded as Document No. 2010018033, Official Public Records of Nueces County, Texas. at the following date, time, and place:

Date: February 6, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Nueces County Courthouse in Corpus Christi, Texas, at the following location: **the south entrance of the Nueces County Courthouse facing Lipan Street in Corpus Christi, Nueces County, Texas.**

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary there under to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash immediately on acceptance of the bid by the trustee or substitute trustee.

The 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 sale will necessarily be made subject to all ad valorem taxes related to the property and 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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.

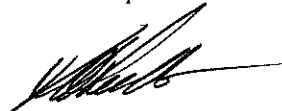
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.

Questions concerning the sale may be directed to the undersigned Collectibles Etc, Inc. (**Lender's Name**), Post Office Box 132, Fredericksburg, Texas 78624. Phone (361) 815-2846

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: January 12, 2018



Kermit Sultemeier, Trustee
P O Box 132
Fredericksburg, Texas 78624

Doc# 2018870020
Pages 1
01/12/2018 10:25AM
Official Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$8.00