

CITIMORTGAGE, INC. (CMI)
GARCIA, JOHN AND VERONICA
203 NORTH ELM STREET, MALONE, TX 76660

CONVENTIONAL
Our File Number: 13-013361

118
FILED
MOORE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2014 OCT 14 PM 1:56

WHEREAS, on May 19, 1999, JOHN GARCIA AND WIFE, VERONICA GARCIA, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to THE ALLEGIANCE MORTGAGE GROUP, INC., A CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 004185 Volume 1022, Page 248, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on August 10, 2014 under Cause No. 51682 in the 66th Judicial District Hill County Texas, TEXAS.;

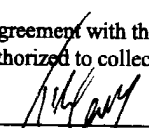
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 4, 2014 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN THE TOWN OF MALONE, HILL COUNTY, TEXAS AND BEING LOTS ELEVEN (11) AND TWELVE (12), BLOCK TWENTY-THREE (23), ORIGINAL TOWN OF MALONE, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID TOWN RECORDED IN VOLUME 83, PAGE 146, HILL COUNTY DEED RECORDS.

Property Address: 203 NORTH ELM STREET
MALONE, TX 76660
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE
TIM LEWIS OR BRIAN JACKSON OR LORI GARNER
OR ANGELA LEWIS OR DONNA STOCKMAN OR
DAVID STOCKMAN OR CECIL KESTER c/o Shapiro
Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.