

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: August 22, 2014

Grantor(s): Benselado Garcia and Jessica Garcia, husband and wife

Original Trustee: Michael Burns, Attorney at Law, Anderson, Burns and Vela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for SMI Lending, Inc., its successors and assigns

Recording Information: Clerk's File No. 2014035860, in the Official Public Records of REFUGIO County, Texas.

Current Mortgagee: MB Financial Bank, N.A.

Mortgage Servicer: MB Financial Bank, N.A., whose address is C/O Foreclosure Department 2251 Rombach Avenue Wilmington, OH 45177-1000 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/02/2019 **Earliest Time Sale Will Begin:** 1:00 PM

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgage, the Mortgagee or the Mortgagee's attorney.

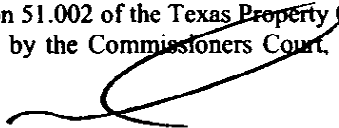
Legal Description:

TWO (2) ACRES OF LAND OUT OF FARM LOT 15 OF THE REFUGIO TOWN TRACT SURVEY, ABSTRACT 56, IN REFUGIO COUNTY, TEXAS, WHICH 2 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the REFUGIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Barbara Sandoval as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

