

CITIMORTGAGE, INC. (CM)  
VEGA, THERESA  
905 PUGH STREET, WOODSBORO, TX 78393

#201800016

FHA 495-6458125748  
Firm File Number: 18-030937

Accepted for Filing in  
Refugio County, TX  
SEP 27, 2018 12:57 PM  
by Lorraine Garcia

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 21, 2003, THERESA VEGA, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of REFUGIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00017624 Volume 159, Page 520, 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 Deed of Trust; and

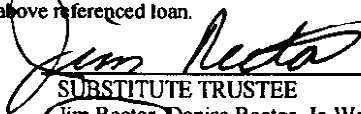
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 6, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Refugio county, pursuant 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 Refugio, State of Texas:

LOT THREE (3), BLOCK SIX (6) OF THE MONTROSE ADDITION TO THE TOWN OF WOODSBORO, REFUGIO COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 48 OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS.

Property Address: 905 PUGH STREET  
WOODSBORO, TX 78393  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

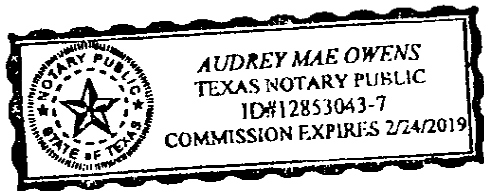
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

  
SUBSTITUTE TRUSTEE  
Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Barbara Sandoval, Jamie Steen, Jodi Steen, Susan Sandoval or Alexis Mendoza  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS  
COUNTY OF REFUGIO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JIM RECTOR, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of SEPT



*Audrey Mae Owens*  
NOTARY PUBLIC in and for  
*Refugio* COUNTY,  
My commission expires: *2-24-19*  
Type or Print Name of Notary  
*AUDREY MAE OWENS*

**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.**