

Our Case Number: 23-06539-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 24, 2002, ENRIQUE NUNEZ, JOINED BY WIFE, HILDA G. NUNEZ, executed a Deed of Trust/Security Instrument conveying to J.M. MOFFITT, as Trustee, the Real Estate hereinafter described, to VALLEY MORTGAGE COMPANY, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 244050 , in Book 240, at Page 912, in the DEED OF TRUST OR REAL PROPERTY RECORDS of KLEBERG COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Kleberg County Courthouse, 700 East Kleberg Avenue, Kingsville, TX 78363 in **KLEBERG COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT TEN (10), BLOCK SIX (6), LANTANA PARK-REVISED, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN ENVELOPE 60, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

Property Address: 923 N LANTANA DR, KINGSVILLE, TX 78363
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 22nd day of FEB, 2024.

Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Mary Goldston, John Sisk, Aleena Litton, Marcia Chapa, Erica Duarte Guest, Lacreacia Robinson, Auction.com, W D Larew, Sarah Mays, Marinosci Law Group PC, Adolfo Rodrigez

FILED FOR RECORD

2024 FEB 28 AM 9: 56

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300