

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 01/02/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Kleberg County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/31/2007 and recorded in the real property records of Kleberg County, TX and is recorded under Clerk's File/Instrument Number 271212, Book 369, Page 849, with Maria G. Baker (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Maria G. Baker, securing the payment of the indebtedness in the original amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT TWENTY (20), TWENTY ONE (21), TWENTY TWO (22), AND TWENTY THREE (23), BLOCK ELEVEN (11), HOFFMAN ADDITION, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 1, PAGE 40, ENVELOPE 21, MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sandra Mendoza
SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, Alexis Mendoza
OR AUCTION.COM OR Kirk Schwartz, Candace
Sissac c/o Albertelli Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF TEXAS
COUNTY OF DUKE

Before me, the undersigned authority, on this day personally appeared Sandra Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of Nov., 2023.



Arnaldo Mendoza, Sr
NOTARY PUBLIC in and for
DUKE COUNTY
My commission expires: 6.29.27
Print Name of Notary: Arnaldo Mendoza, Sr

CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11.21.23 I filed at the office of the Kleberg County Clerk and caused to be posted at the Kleberg County courthouse this notice of sale.

Sandra Mendoza
Declarants Name: Sandra Mendoza
Date: 11.21.23

FILED FOR RECORD

2023 NOV 21 PM 1:24

Salvador...
SALVADOR...
COUNTY CLERK