

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

7/6/2017

Grantor(s)/Mortgagor(s):

KURTIS A WHALEY, AN UNMARRIED MAN

FILED FOR RECORD

Original Beneficiary/Mortgagee:

NAVY FEDERAL CREDIT UNION

Current Beneficiary/Mortgagee:

Navy Federal Credit Union

2023 JUN 29 PM 1:54

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 311211

Property County:

KLEBERG

SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, JANICE STONER, MARY GOLDSTON, ALEXIS MENDOZA, THUY FRAZIER, CINDY MENDOZA, CATHERINE ALLEN-REA, COLE PATTON, SUBSTITUTION TRUSTEE
Jacob L. Fuentes

Mortgage Servicer:

Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

820 Follin Lane SE,
Vienna, VA 22180

Legal Description: LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), BLOCK ONE (1), OF THE NINTH ADDITION TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN CABINET 1, ENVELOPE 18, MAP RECORDS, KLEBERG COUNTY, TEXAS; OR MORE COMMONLY KNOW AS: 427 E. JOHNSTON AVE, KINGSVILLE, TX 78363.

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: WEST STEPS OF THE KLEBERG COUNTY COURTHOUSE (FRONT STEPS) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

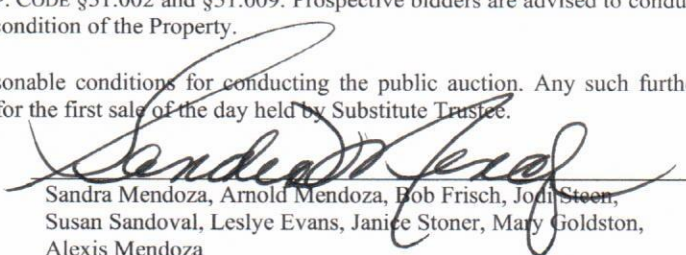
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen,
Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston,
Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-98461-POS

Loan Type: Conventional Residential

EXHIBIT "A"

Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Block one (1), of the Ninth Addisiton to the City of Kingsville, Kleberg County, Texas, according to map or plat of record in Cabinet 1, Envelope 18, Map Records, Kleberg County, Texas; or more commonly known as: 427 E. Johnston Ave, Kingsville, TX 78363.