

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of September, 2025
Time: 11am or not later than three hours after that time
Place: AT "On the west steps, also known as the front door of the Kleberg County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Kleberg County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: April 18, 2023
Grantor(s): BRIAN S ALEXANDER AN UNMARRIED MAN
Original Mortgage: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wintrust Mortgage, A Division of Barrington Bank and Trust Co., N.A., its successors and assigns
Original Principal: \$205,000.00
Recording Information: Deed Inst.# 333739,
Current Mortgagee/Beneficiary: Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
Secures: The Promissory Note (the "Note") in the original principal amount of \$205,000.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Kleberg
Property Description: (See Attached Exhibit "A")
Property Address: 401 East Shelton Street, Kingsville, TX 78363
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

SUBSTITUTE TRUSTEE(S):

Mendoza, Adolfo Rodriguez

McCalla Raymer Leibert Pierce, LLP, Sandra Mendoza, Arnold Mendoza, Alexis

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

/s/Coury Jacocks Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 469-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP

1320 Greenway Drive, Suite 780 Irving, TX 75038

AS ATTORNEY FOR THE HEREIN

IDENTIFIED MORTGAGEE AND/OR

MORTGAGE SERVICER

Certificate of Posting

I am Sandra Mendoza whose address is 1320 Greenway Dr. #780. I declare
under penalty perjury that on 7/2/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Kleberg
Irving TX 75038

County Clerk and caused it to be posted at the location directed by the Kleberg County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

FILED FOR RECORD
on 7-3-2025
at 8:30
Salvador "Sonny" Barrera III
Kleberg County Clerk
By: [Signature]

EXHIBIT "A"

Lot One (1), Block Two (2), Sarita Park No. 6, an addition to the town of Kingsville, Kleberg County, Texas, according to map or plat of record in Cabinet 1, Envelope 37, Map and Plat Records, Kleberg County, Texas.

File No.: 23-01031TX

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on 7-3-2025
at 8:30
Salvador "Sonny" Barrera III
Kleberg County Clerk
By: [Signature]