

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 134789-TX

Date: May 15, 2025

County where Real Property is Located: Kleberg

ORIGINAL MORTGAGOR: MARY ESTHER GONZALEZ / MARY E GONZALEZ / MARY E
GUTIERREZ / MARY GONZALEZ / MARY GUITIERREZ / MARY
GUTIERREZ / MRY GUITERREZ

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA
SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 9/29/2022, RECORDING INFORMATION: Recorded on 9/29/2022, as Instrument No.
332020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FOURTEEN (14), BLOCK FOUR (4), OF
SARITA PARK 1, AN ADDITION TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT OF RECORD IN CABINET 1, ENVELOPE 57, MAP RECORDS OF
KLEBERG COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2025**, the foreclosure sale will be conducted in **Kleberg** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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 §51.0025, the Mortgage Servicer is



Matter No.: 134789-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE 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, LACRECIA ROBINSON, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

FILED FOR RECORD
on 5-22-2025
at 3:10
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: [Signature]
Deputy

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 1st day of July, 2025
Time: 1:00 PM 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 Mortgagee: 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):

Coury Jacocks, Rob Peebles, 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, Lacreia Robinson, Auction.com

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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 #780 Irving, TX 75038 I declare

under penalty perjury that 5/22/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Kleberg 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**