

CENLAR FSB (CEN)
HERNANDEZ, JOLINDA
243 LONNIE LANE, KINGSVILLE, TX 78363

CONVENTIONAL
Firm File Number: 25-042194

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 16, 2008, JOLINDA HERNANDEZ, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to REBECCA STONE, as Trustee, the Real Estate hereinafter described, to KLEBERG MORTGAGE CENTER, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of KLEBERG COUNTY, TX and is recorded under Clerk's File/Instrument Number 277841 Volume 404, Page 510, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **KLEBERG COUNTY, TX** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Kleberg, State of Texas:

LOT SIXTEEN (16), HILLCREST SUBDIVISION UNIT #1, AN ADDITION TO THE TOWN OF KINGSVILLE AS SWAN IN MAP OR PLAT RECORDED IN ENVELOPE 125 KLEBERG COUNTY, 17XAS.

Property Address: 243 LONNIE LANE
KINGSVILLE, TX 78363
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618



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

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

SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Mary Goldston, Ramon Perez, John Sisk,
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 5, 2025.



By: _____
Ronny George
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Attorneys for CitiMortgage, Inc.

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 military service to the sender of this notice immediately.

FILED FOR RECORD
on 2-6-2025
at 4:00
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: [Signature] Deputy