

**NOTICE OF SALE**  
(Substitute Trustee)

FILED FOR RECORD  
FEB 10 PM 2:35

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

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maire*

COUNTY OF KLEBERG

WHEREAS, ALBERTO PENA, (the "Mortgagor") executed and delivered to DAVID Z. CONOLY, P.C., Trustee for GULF COAST FEDERAL CREDIT UNION, a certain Deed of Trust dated March 5, 2015, which instrument is recorded at File No. 301831, Volume 529, Page 301 of the Official Public Records of Kleberg County, Texas, covering the hereinafter described property; and

WHEREAS, the undersigned has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and GULF COAST FEDERAL CREDIT UNION, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the place in Kleberg County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 4th day of March, 2025, to-wit:

Lot Seventeen (17), Block Two (2), Glover Park Addition, an addition to the town of Kingsville, Kleberg County, Texas, according to map or plat of record in Envelope 98, Map and Plat Records, Kleberg County, Texas.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.


This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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.

EXECUTED this 10th day of February, 2025.

F-T SERVICE CORP.  
Substitute Trustee  
555 N. Carancahua, Suite 1510  
Corpus Christi, Texas 78401

By:   
Mariah N. Mauck  
Vice President