

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 16, 2021, KLAYTON SHADDOCK, SINGLE MAN., executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS

BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2021-325249 in the DEED OF TRUST OR REAL PROPERTY RECORDS of KLEBERG COUNTY, TEXAS; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 3, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate 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 Commissioners Court in **KLEBERG COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: LOT THIRTY-NINE (39), BLOCK ONE (1), BRIAR GROVE SUBDIVISION UNIT #2, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN VOL. 5, PAGE 50, ENVELOPE 122, MAP AND PLAT RECORDS OF KLEBERG COUNTY, TEXAS.

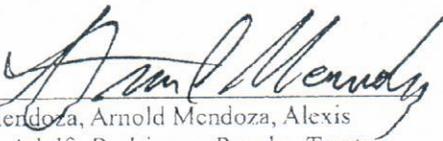
Property Address: 410 BIRCHWOOD DR, KINGSVILLE, TX 78363
Mortgage Servicer: NATIONSTAR
Noteholder: MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 29 day of Dec 2025


Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Adolfo Rodriguez, Resolve Trustee Services, LLC, Marinosci Law Group, PC

FILED FOR RECORD

on 12-29-2025
at 10:30
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: 

Substitute Trustee Address:
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300