

## NOTICE OF FORECLOSURE SALE

STATE OF TEXAS           §  
                                     §  
COUNTY OF KLEBERG   §

Date: April 14, 2025

Deed of Trust ("Deed of Trust"):

Dated: March 29, 2006  
Grantor: **Pearlie Burse Garcia**

Trustee: Michael James Krueger  
P.O. Box 15389  
Kingsville, Texas 78365

Lender: Arturo B. Garcia  
Recorded in: Document No. **263740**, Volume **332**, Pages **410 et. seq.**, of the  
Official Public Records of Kleberg County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of  
**\$32,000.00**, executed by **Pearlie Burse Garcia** and payable to the  
order of Lender, and all other indebtedness of **Pearlie Burse Garcia**  
to Arturo B. Garcia.

Property: **Lots One (1), Two (2), and Three (3), and the West One-Half of  
Lot Four (4), Block Seventy (70), ORIGINAL TOWNSITE,  
Kleberg County, Texas as shown on map or plat of record in  
Envelope 96, Map Records of Kleberg County, Texas.**

Substitute Trustee: Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo  
Rodriguez, Leslye Evans, Janice Stoner, Mary Goldston or Alexis  
Mendoza  
14800 Landmark Blvd., Suite 850  
Dallas, Texas 75254  
Ph: (469) 956-3609  
Fax: (469) 240-25031

Foreclosure Sale:

Date: **Tuesday, May 6, 2025**

- Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three (3) hours after that time on Tuesday, **May 6, 2025**.
- Place:** Kleberg County Courthouse, 700 East Kleberg Avenue, Kingsville, Texas 78363 or as Designated by the County Commissioner's Office or in the Area Designated by The Commissioner's Court, Pursuant to Section 51.002 of the Texas Property Code
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Arturo B. Garcia's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the care and custody of the United States Postal Service.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Arturo B. Garcia, the owner and holder of the Note, has requested Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of Arturo B. Garcia's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Arturo B. Garcia's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.



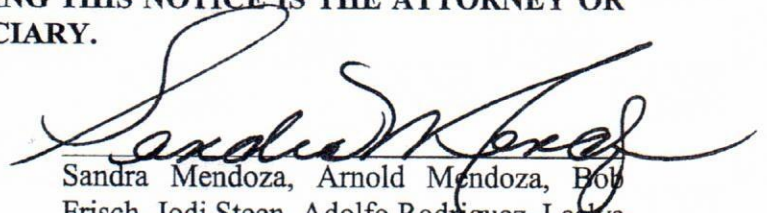
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of The Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

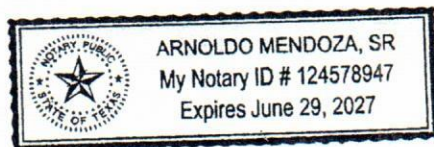
**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

**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 BENEFICIARY.**



Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslie Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Substitute Trustee

Subscribed and sworn before me on this 14 day of April, 2025.

  
NOTARY PUBLIC, STATE OF TEXAS