

“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.”

NOTICE OF SUBSTITUTE'S TRUSTEE'S SALE

Date: July 1, 2024

FILED FOR RECORD

DEED OF TRUST:

2024 JUL 12 PM 3:31

Date: August 26, 2020

Grantor: Amelia Perez

Beneficiary: Edgar Alfredo Ruiz

Trustee: Jacyr Heil

Recording Information: Document No. 323030, Official Records of Kleberg County, Texas

Property: Lots Fifteen (15) and Sixteen (16), Block One (1), Chamberlain Place Addition, an addition to the City of Kingsville, Kleberg County, Texas, as shown on map or plat of record in Envelope 65, Map Records of Kleberg County, Texas

NOTE:

Date: August 26, 2020

Original Principal Amount: \$74,900.00

Debtor: Amelia Perez

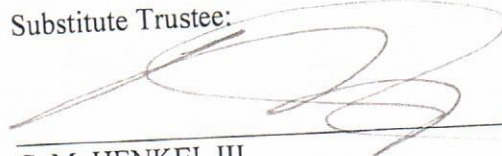
Owner: Edgar Alfredo Ruiz

Date and Time of Sale of Property: The sale shall begin at 10:00 a.m. on Tuesday, August 6, 2024, or no later than three hours after that time.

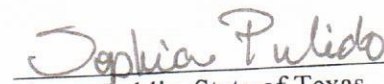
Place of Sale of Property: At the area of the Kleberg County Courthouse in Kingsville, Texas, designated by the Commissioner's Court of Kleberg County, Texas, where foreclosures are to take place.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

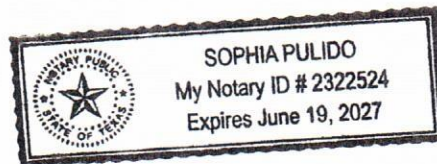
Substitute Trustee:


C. M. HENKEL III

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, by C. M. Henkel III on July 9, 2024.


Notary Public, State of Texas

After Recording Return to:
C. M. HENKEL III
Chaves, Obregon & Perales, L.L.P.
800 N. Shoreline Blvd., Suite 2000 S
Corpus Christi, Texas 78401



AFFIDAVIT OF POSTING

STATE OF TEXAS

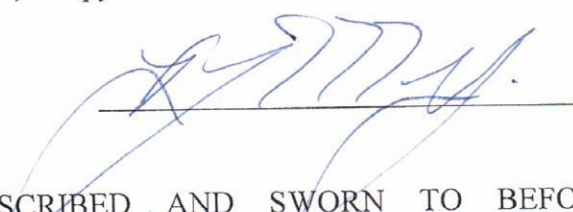
§

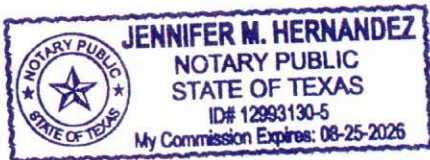
COUNTY OF KLEBERG

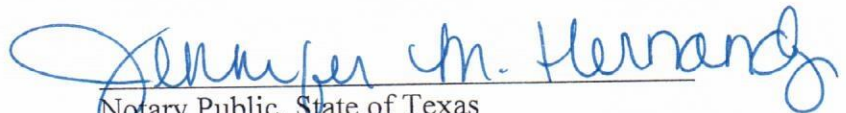
§

The undersigned, on oath swears that the following statement is true:

On July 12, 2024, at approximately 3:40 o'clock P.m., I posted, at the posting board located near the doors of the Kleberg County Courthouse, Kingsville, Texas, the Notice of Substitute Trustee's Sale, a copy of which is attached to this Affidavit.


ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, by
R. Lee Murphy Jr. on July 12, 2024.




Notary Public, State of Texas