

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KLEBERG County

Deed of Trust Dated: March 27, 2007

Amount: \$37,000.02

Grantor(s): CEFERINO CRUZ and PAULITA CRUZ

Original Mortgagee: BENEFICIAL TEXAS INC.

Current Mortgagee: U.S. Bank Trust Company, National Association, not in its individual capacity but solely in its capacity as Indenture Trustee of CIM Trust 2025-NR1

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 269260

Legal Description: LOTS NUMBERED TWENTY-NINE (29), THIRTY (30), AND THIRTY-ONE (31), IN BLOCK NUMBERED TWELVE (12), OF COLONIA MEXICANA ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 3, 2025 under Cause No. 105 in the 24-529-D Judicial District Court of KLEBERG County, Texas

Date of Sale: October 7, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the KLEBERG County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DENISE RECTOR OR JIM RECTOR, ARNOLD MENDOZA, SANDRA MENDOZA, W.D. LAREW, VICKI HAMMONDS, LESLYE EVANS, BOB FRISCH, SUSAN SANDOVAL, LESLYE EVANS, ALEXIS MENDOZA, JODI STEEN, JOHN SISK, ALEENA LITTON, MARCIA CHAPA, ERICA DUARTE GUEST, LACRECIA ROBINSON, ADOLFO RODRIGUEZ, JANICE STONER OR MARY GOLDSTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, JODI STEEN, DANIEL MCQUADE, MARCELA CANTU, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC. have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-005038




Printed Name: _____

Sandra Mendoza

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD

on 8-7-25
at 9-25
Salvador "Sonny" Barrera III
Kleberg County, Clerk
By: 

RECEIVED & POSTED

on 8-7-25
at 9-25

Salvador "Sonny" Barrera III
Kleberg County, Clerk

By:  Deputy