

217 WEST COUNTY ROAD 2170
KINGSVILLE, TX 78363

00000010577153

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: December 02, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE WEST STEPS (FRONT DOOR) OF THE KLEBERG COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 03, 2023 and recorded in Document INSTRUMENT NO. 333350 real property records of KLEBERG County, Texas, with JIMMY BROWN JOINED HEREIN PRO FORMA BY HIS SPOUSE, LINDSAY BROWN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JIMMY BROWN JOINED HEREIN PRO FORMA BY HIS SPOUSE, LINDSAY BROWN, securing the payment of the indebtednesses in the original principal amount of \$166,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Athene Annuity and Life Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. SERVICEMAC LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SERVICEMAC LLC
9726 OLD BAILES RD., SUITE 200
FORT MILL, SC 29707-7882



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, W D LAREW OR ADOLFO RODRIGUEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is W.D. LAREW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Nov 10, 2025 I filed at the office of the KLEBERG County Clerk and caused to be posted at the KLEBERG County courthouse this notice of sale.


Declarants Name: W. D. LAREW
Date: Nov 10, 2025

EXHIBIT "A"

FIELD NOTES DESCRIPTION OF A 11.40 ACRE TRACT, MORE OR LESS, OUT OF KLEBERG COUNTY APPRAISAL DISTRICT CALLED 208.66 ACRES REMAINDER OF ORIGINALLY CALLED 285.66 ACRE TRACT AS RECORDED IN VOLUME 120, PAGES 553-557, DEED RECORDS, KLEBERG COUNTY, TEXAS. ALSO BEING OUT OF AND PART OF THE NORTHERN PART OF FARM LOTS 6 AND 7, BLOCK 59 OF KLEBERG TOWN & IMPROVEMENT COMPANY SUBDIVISION AS RECORDED IN PLAT CABINET 1, ENVELOPE 18, MAP RECORDS OF KLEBERG COUNTY AND OUT OF "PASADIZO" A. GUTIERREZ GRANT ABSTRACT 119, SITUATED APPROX. 7.2 MILES SOUTH OF KINGSVILLE, KLEBERG COUNTY, TEXAS. SAID 11.40 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

POINT OF BEGINNING BEING A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" FOUND, FOR THE SOUTH RIGHT-OF-WAY OF WEST COUNTY ROAD 2170 (60' ROW), FOR THE NORTHEAST CORNER OF A 2.79 ACRE TRACT (PREVIOUSLY SURVEYED), FOR THE NORTHWEST CORNER OF SAID 11.40 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHENCE A 5/8 INCH IRON ROD IN CONCRETE FOUND, FOR THE NORTHEAST CORNER OF LOT 1, LIVERGOOD ACRES-NORTH, FOR THE NORTH POINT OF BASIS OF BEARING IN NOTE 2 BELOW, BEARS S 88 DEGREES 58' 12" W, A DISTANCE OF 355.49 FEET TO A 5/8 INCH IRON WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" FOUND, FOR THE NORTHWEST CORNER OF SAID 2.79 ACRE TRACT, FOR THE WEST LINE OF SAID FRANKIE LOU PATTILLO ESTATE TRACT, CALLED 208.66 ACRES, ORIGINALLY 285.66 ACRES AS RECORDED IN VOLUME 10, PAGES 553-557, DEED RECORDS, KLEBERG

COUNTY, TEXAS, FOR THE RECOGNIZED WEST LINE OF FARM LOT 7, BLOCK 59 OF THE KLEBERG TOWN & IMPROVEMENT COMPANY SUBDIVISION AS RECORDED IN PLAT CABINET 1, ENVELOPE 18, MAP RECORDS, KLEBERG COUNTY, TEXAS, THENCE N 00 DEGREES 52' 17" W, A DISTANCE OF 12.55 FEET TO A 5/8 INCH IRON ROD IN CONCRETE FOUND, FOR THE NORTH POINT OF BASIS OF BEARING IN NOTE 2 BELOW;

THENCE N 88 DEGREES 58' 12" E, WITH THE COMMON SOUTH R.O.W. LINE OF SAID WEST COUNTY ROAD 2170 (60 ROW), ACROSS SAID FARM LOTS 7 & 6, BLOCK 59 OF KLEBERG TOWN & IMPROVEMENT COMPANY SUBDIVISION, FOR THE NORTH LINE OF SAID FRANKIE LOU PATTILLO ESTATE TRACT, CALLED 208.66 ACRES, ORIGINALLY 285.66 ACRES (V. 10, PGS 553-557, D.R.K.C.T.), FOR THE NORTH LINE OF SAID 11.40 ACRE TRACT, A DISTANCE OF 533.34 FEET TO A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" SET, FOR THE SOUTH R.O.W. LINE OF SAID WEST COUNTY ROAD 2170 (60 ROW), FOR THE NORTHEAST CORNER OF SAID 11.40 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 07 DEGREES 18' 37" E, WITH FENCE, CROSSING SAID FARM LOT 6, A DISTANCE OF 422.29 FEET TO A FENCE CORNER POST FOUND, FOR THE UPPER SOUTHEAST CORNER OF SAID 11.40 ACRE TRACT, FOR THE UPPER SOUTHEAST CORNER OF THIS TRACT;

THENCE N 86 DEGREES 54' 05" W, WITH FENCE, CROSSING SAID FARM LOT 6, A DISTANCE OF 67.68 FEET TO A FENCE CORNER POST FOUND, FOR AN INNER CORNER OF SAID 11.40 ACRE TRACT, FOR AN INNER CORNER OF THIS TRACT;

THENCE S 00 DEGREES 41' 21" W, WITH FENCE, CROSSING SAID FARM LOT 6, A DISTANCE OF 277.11 FEET TO A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" SET, UNDER FENCE, FOR THE SOUTHEAST CORNER OF SAID 11.40 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88 DEGREES 58' 12" W, CROSSING SAID FARM LOT 6 AND CONTINUING ACROSS SAID FARM LOT 7, A DISTANCE OF 861.13 FEET TO A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" SET, UNDER FENCE, FOR THE COMMON EAST LINE OF SAID LOT 1 OF LIVER GOOD ACRES-NORTH, FOR THE WEST LINE OF SAID FRANKIE LOU PATTILLO ESTATE 208.66 ACRE TRACT, FOR THE SOUTHWEST CORNER OF SAID 11.40 ACRE TRACT, FROM WHENCE A 5/8 INCH

IRON ROD IN CONCRETE FOUND FOR THE SOUTH POINT OF BASIS OF BEARING IN NOTE 2, BEARS S 00 DEGREES 52' 17" E A DISTANCE OF 1,088.64 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00 DEGREES 52' 17" W, (ADJOINER/DEED CALL SOUTH 1,795.0' ~ V. 2, P. 23, M.R.K.C.T.), WITH THE EAST LINE OF SAID LOT 1 OF LIVER GOOD ACRES-NORTH, FOR THE WEST LINE OF SAID FRANKIE LOU PATTILLO ESTATE TRACT,

FOR THE WEST LINE OF SAID 11.40 ACRE TRACT, A DISTANCE OF 349.42 FEET TO A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" FOUND, FOR THE SOUTHWEST CORNER OF A 2.79 ACRE TRACT (PREVIOUSLY SURVEYED), FOR THE LOWER NORTHWEST CORNER OF SAID 11.40 ACRE TRACT, FOR THE LOWER NORTHWEST CORNER OF THIS TRACT;

THENCE N 88 DEGREES 40' 49" E, WITH FENCE, CROSSING SAID FARM LOT 7 AND CONTINUING ACROSS SAID FARM LOT 6, A DISTANCE OF 355.50 FEET TO A 5/8 INCH IRON ROD WITH ORANGE CAP STAMPED "SOLUM SURVEYING INC" FOUND NEAR AN EXISTING FENCE CORNER POST, FOR THE SOUTHEAST CORNER OF SAID 2.79 ACRE TRACT (PREVIOUSLY SURVEYED), FOR AN INNER CORNER OF SAID 11.40 ACRE TRACT, FOR AN INNER CORNER OF THIS TRACT;

THENCE N 00 DEGREES 52' 17" W, PARALLEL WITH THE WEST LINE OF SAID 2.79 ACRE TRACT, ACROSS SAID FARM LOT 6, A DISTANCE OF 340.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.40 ACRES OF LAND, MORE OR LESS.

RECEIVED & POSTED

on 11-10-2025
at 8:10

Salvador "Sonny" Barrera III
Kleberg County, Clerk

By: [Signature]
Deputy

FILED FOR RECORD

on 11-10-
at 8:10

Salvador "Sonny" Barrera III
Kleberg County, Clerk

By: [Signature]
Deputy