

NOTICE OF TRUSTEE'S SALE

T.S. #: 919 E Kennedy

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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SALE INFORMATION:

Date: 2026-07-07
Time of Sale: Anytime between 11:00 AM - 2:00 PM
Place: The west steps of the Kleberg County courthouse, also known as the front door of said courthouse.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties except as to the warranties of title, 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.

DEED OF TRUST INFORMATION:

Date: 2025-07-24
Grantor(s): Almeida Estates, LLC
Original Mortgagee: None
Current Mortgagee: Gregory Lance Phelps
Original Principal Amount: \$60,000.00
Recording Information: 2025-07-29, as Instrument No. 341847, Kleberg County
Property County: Kleberg
Property Address: 919 E Kennedy Ave
Kingsville, TX 78636
Legal Description: Lots Eleven (11), and Twelve (12), Block 5 (5), Fifth Addition, an addition to the City of Kingsville, Kleberg County, Texas according to the map/plat thereof recorded in Cabinet I, Envelope 20, Map Records of Kleberg County, Texas.

Pursuant to Texas Property Code 51.0025, the Current Mortgagee is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Gregory Lance Phelps, as the Current Mortgage's current address is:

c/o Gregory Lance Phelps
417 Paradise Point Drive
Port Aransas, TX 78373

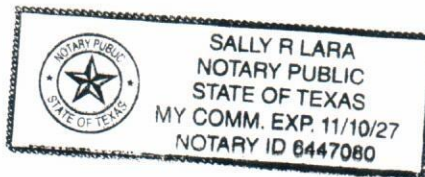
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IF THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead: Lisa Lopez, Gregory Phelps, Jacyr Heil, Adolfo Rodriguez, Alexis Mendoza, Arnold Mendoza, Bill Larew, Leslye Evans, Sandra Mendoza, Sarah Mays, Susan Sandoval, NFPDS-TX LLC 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 conduce and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT THE LENDER, GREGORY LANCE PHELPS, AT 417 PARADISE POINT DR, PORT ARANIAS, TX 78373.

Gregory Lance Phelps
Gregory Lance Phelps

Sally R Lara 6/12/2024
Notary Public



FILED FOR RECORD
on 6/12/24
at 10:00
Salvador "Sonny" Barrera III
Kleberg County, TX
By: [Signature]