

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING 0.24 ACRES OF LAND IN THE CITY OF KENEDY OUT OF THE CARLOS MARTINEZ 15 LEAGUE GRANT, ABSTRACT NO. 6, KARNES COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO KENT WAYNE MELLEBRUCH IN THE DEED OF RECORD IN VOLUME 955, PAGE 646 OF THE OFFICIAL RECORDS OF KARNES COUNTY TEXAS AND FURTHER BEING PARTS OR PORTIONS OF LOTS 1, 2, 11 AND 12 AND OF A 20 FEET ALLEY, BLOCK 15, THE J.M. NICHOLS ADDITION AS SHOWN ON THE PLAT OF RECORD IN VOLUME 107, PAGE 239 OF THE DEED RECORDS OF KARNES COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH REBAR WITH A "POLLOK AND SONS" CAP ON THE SOUTHERLY RIGHT-OF-WAY OF MARGARET ST. FOR THE NORTHEASTERLY CORNER OF THE WILBUR HONEYCUTT LAND AS DESCRIBED IN DOCUMENT 201500146916 OF THE OFFICIAL RECORDS OF KARNES COUNTY, TEXAS AND THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE SOUTH 83 DEGREES 04 MINUTES 26 SECONDS EAST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 139.64 FEET TO A SET 1/2 INCH REBAR WITH A "POLLOK AND SONS" CAP FOR THE NORTHWESTERLY CORNER OF THE MANUEL DE LOS SANTOS, ET UX LAND AS DESCRIBED IN VOLUME 678, PAGE 328 OF THE OFFICIAL RECORDS OF KARNES COUNTY, TEXAS AND THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 32 MINUTES 34 SECONDS WEST, WITH THE COMMON LINE OF SAID DE LOS SANTOS LAND, A DISTANCE OF 76.00 FEET TO A SET 1/2 INCH REBAR WITH A "POLLOK AND SONS" CAP FOR AN INTERIOR CORNER OF SAID DE LOS SANTOS LAND AND THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 83 DEGREES 04 MINUTES 26 SECONDS WEST, CONTINUING WITH THE COMMON LINE OF SAID DE LOS SANTOS LAND AND OF THE WILBUR B. HONEYCUTT, ET UX LAND AS DESCRIBED IN DOCUMENT 20190000607 OF THE OFFICIAL RECORDS OF KARNES COUNTY, TEXAS, IN ALL A DISTANCE OF 139.64 FEET TO A SET 1/2 INCH REBAR WITH A "POLLOK AND SONS" CAP FOR THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED WILBUR HONEYCUTT LAND AND THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 32 MINUTES 34 SECONDS EAST, WITH THE COMMON LINE OF SAID WILBUR HONEYCUTT LAND, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES OF LAND AS SHOWN ON A PLAT THAT ACCOMPANIES THIS DESCRIPTION.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/08/2022 and recorded in Document 202200002363 real property records of Karnes County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2026

Time: 11:00 AM


Place: Karnes County, Texas at the following location: AT THE FRONT DOOR OF THE KARNES COUNTY ANNEX, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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.

5. Obligations Secured. The Deed of Trust executed by KENT MELLEBRUCH, provides that it secures the payment of the indebtedness in the original principal amount of \$197,900.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH ASSET SERVICES LLC is the current mortgagee of the note and deed of trust and ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH ASSET SERVICES LLC c/o ONITY MORTGAGE CORPORATION F/K/A PHH MORTGAGE CORPORATION, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
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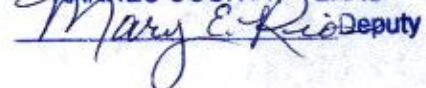
For additional sale information visit: www.auction.com or (800) 280-2832

FILED

At 12:03 o'clock P M

MAR 26 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS

 Deputy