

2025-024

Filed for Record

This, the 12<sup>th</sup> day of August 20 25  
at 3:50 o'clock P M

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DeWitt County

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas

DEPUTY

Deed of Trust Dated: February 7, 2025

Original Principal Amount of Note: \$250,000.00

Grantor: JoLeah Gonzales and the unknown heirs and/or devisees of the Estate of Herman Gonzales, deceased

Original Mortgagee: World Business Lenders LLC

Current Mortgagee: WBL SPO I, LLC

Mortgagee Address: P.O. Box 1685 Cranford, NJ 07016

Recording Information: Instrument No. 150994, in the Official Public Records of Dewitt County, Texas.

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference  
(commonly known as 105 Ward Street, Cuero, Texas 77954)

Date of Sale: September 2, 2025 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

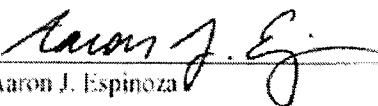
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the DeWitt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner and/or Jodi Steen have been appointed as Substitute Trustee(s) (individually and collectively, the "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.

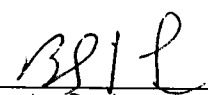
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Aaron J. Espinoza

Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2025-002699

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**EXHIBIT "A"**  
**TO**  
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Property Description

**Lots 13 and 14, in Block 3, of LIBERTY ADDITION, an addition to the City of Cuero, DeWitt County, Texas, according to the Map or Plat thereof recorded in/under Volume 82, Page 591 of the Deed Records of DeWitt County, Texas, and being the same property conveyed by Deed recorded in/under County Clerk's File No. 132736 of the Official Public Records of DeWitt County, Texas.**

**FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 105 Ward St., Cuero, TX 77954 (Property ID - 10147)**