

2021-07

NOTICE OF FORECLOSURE SALE

Instrument: Deed of Trust
 Date: October 10, 2017
 Grantor: JESSIE CUELLAR and VERA CUELLAR
 Trustee: CANDICE C. SMITH
 Beneficiary: GRANBERRY PARTNERS, LTD.
 Recorded in: Volume 599, Pages 292-299, Official Public of DeWitt County, Texas

Filed for Record
 This, the 6th day of April 2021
 at 9:50 o'clock a M
 NATALIE CARSON, COUNTY CLERK OF
 DeWitt County, Texas
Brenda Lopez
 DEPUTY

Legal Description: All those certain lots, tracts or parcels of land lying and being situated in the County of DeWitt and the State of Texas within the Corporate Limits of the City of Yoakum and being all of Lots Four (4) and Five (5) in Block One Thousand Two Hundred Seventy-Two (1272) of the City of Yoakum, Texas, according to the Bartlett and Ranney Map of said City of Yoakum, as same appears of record in the Deed Records of DeWitt county, Texas; said property being also known and described as being in Block Four (4) of the Yoakum Improvement Company Addition to the City of Yoakum, Texas; each of said lots having a frontage of fifty (50) feet to an alley. Being the same property described in and conveyed by Deed from Suanne B. Bolech to Lonnie James Chumchal, dated September 27, 2001, recorded in Volume 99, Page 915 of the Official Public Records of DeWitt County, Texas to which deed and its record reference is now here made for all pertinent purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$78,000.00 executed by Jessie Cuellar and Vera Cuellar ("Borrower") and payable to the order of Beneficiary.

Substitute Trustee: Errol John Dietze
 Substitute Trustee's Address: 108 North Esplanade Street
 P. O. Box 841
 Cuero, DeWitt County, Texas 77954

Foreclosure Sale: Tuesday, May 4, 2021

Time: The sale of the Property will be held between the hours of 10:00 am and 4:00 pm local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.**

Place of Sale: DeWitt County Courthouse front steps, 307 N. Gonzales St., Cuero, Texas 77954, the area designated by the DeWitt County Commissioners Court for sales of Property under Texas Property Code § 51.002.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the Lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, the Beneficiary, owner and holder of the Note, has requested the Substitute Trustee sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

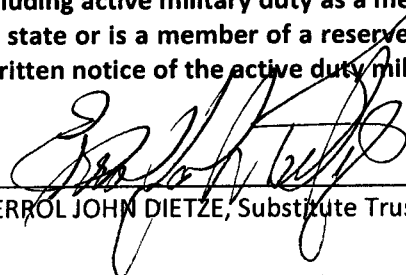
If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

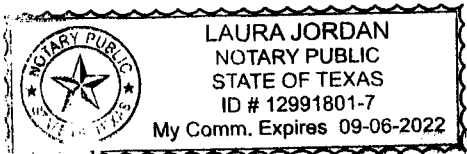
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or is a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

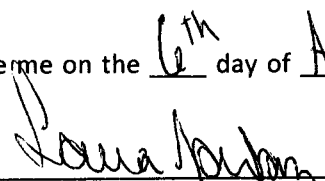

ERROL JOHN DIETZE, Substitute Trustee

STATE OF TEXAS §

COUNTY OF DEWITT §

The above instrument was acknowledged before me on the 6th day of April, 2021 by ERROL JOHN DIETZE, Substitute Trustee.




Notary Public, State of Texas