

Notice of Trustee's Sale

2021-08

Filed for Record

This, the 25th day of June 2021
at 9:30 o'clock A M

Date: June 25, 2021

Trustee: CHRISTOPHER M. CRAIN

Trustee's Address: P. O. Box 427, Cuero, DeWitt County, Texas 77954

Mortgagee: ELIZABETH P. NELSON

Note: FIFTY-THREE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$53,500.00)

Deed of Trust

Date: November 3, 2016

Grantor: CARLOS ROGELIO CHAPPOTIN, a single man

Mortgagee: ELIZABETH P. NELSON

Recording information: (1) Deed retaining Vendor's Lien from Elizabeth P. Nelson to Carlos Rogelio Chappotin, recorded in Volume 579, Page 406, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Carlos Rogelio Chappotin to Christopher M. Crain, Trustee for benefit of Elizabeth P. Nelson, recorded in Volume 579, Page 409, Official Public Records of DeWitt County, Texas.

Property: All that certain lot, tract or parcel of land, lying and being situate in the City of Yorktown, in DeWitt County, Texas, being all of Lot No. Five (5), Block No. One (1), West View Terrace Subdivision, Yorktown, DeWitt County, Texas, according to plat of said subdivision recorded in Volume 1, Page 29A, Plat Records of DeWitt County, Texas, and being the same property described in deed dated January 16, 2008, from JC/SC Joint Venture, recorded in Volume 247, Page 347, Official Public Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): August 3, 2021

Time of Sale: Ten O'clock A.M.

Place of Sale: In the area at the County Courthouse of DeWitt County, in the City of Cuero, Texas, which has been designated by the Commissioners' Court of said county by a designation recorded in the real property records of said county as the place where Trustee's Sales are to take place

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
[Signature]
DEPUTY

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.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The sale will begin at the Time of Sale or not later than three hours thereafter.


CHRISTOPHER M. CRAIN