

2021-09

Filed for Record

This, the 14<sup>th</sup> day of July 20 21  
at 10:50 o'clock A M

## Notice of Trustee's Sale

Date: July 14, 2021

Trustee: CHRISTOPHER M. CRAIN

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

Mortgagee: VIRGINIA ALLMAN and husband, MATTHEW ALLMAN

Note: FORTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$48,000.00)

Deed of Trust

Date: April 1, 2004

Grantor: CHRISTOPHER K. PAYNE AND WIFE, KELI BRIANNE PAYNE

Mortgagee: Robert M. Nelson and wife, Mary E. Nelson

Recording information: (1) Deed retaining Vendor's Lien from Robert M. Nelson et ux to Christopher K. Payne et ux, recorded in Volume 142, Page 471, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Christopher K. Payne et ux to James K. Crain, III, Trustee for benefit of Robert M. Nelson, et ux, recorded in Volume 142, Page 473, Official Public Records of DeWitt County, Texas.

(3) Gift Assignment of Vendor's Lien and Deed of Trust from Robert M. Nelson et ux to Virginia Allman and husband Matthew Allman, recorded in Volume 534, Page 326, Official Public Records of DeWitt County, Texas.

Property: All of Lot No. One (1) in Block No. Five (5) of FECHNER ADDITION to the City of Yorktown, DeWitt County, Texas, and being the same property described in deed from Edna Mayhall, Individually and as Independent Executor of Estate of Lillian Albrecht, Deceased, to Melissa M. Foulds, recorded in Volume 67, Page 821, Official Public Records of DeWitt County, Texas, and being the same property described in deed dated March 1, 2004, from Melissa M. Biemer et vir to Robert M. Nelson et ux, recorded in Volume 141, Page 260, 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.

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

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

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