

Notice of Foreclosure Sale

January 5, 2021

2020-23

Filed for Record

This, the 15th day of Dec 2020
at 10:30 o'clock A. M

Deed of Trust ("Deed of Trust"):

Dated: May 14, 2020
Grantor: Prodigal Son Church, Houston
Trustee: Carl Pickett
Lender: Randy Meche
Recorded in: Instrument No. 131368 of the real property records of DeWitt County, Texas

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Natalie Carson
DEPUTY

Legal Description: Part of Lot No. Seven (7). Block No. Two (2) in the City of Cuero. DeWitt County, Texas. according to map or plat thereof recorded in Vol. 75, Page 400, Deed Records, De Witt County. Texas, together with all improvements located thereon, being further described by metes and bounds as follows;

BEGINNING at the southwest corner of the former Stella Beiderman Store, same being the N. 65 - 1/2 degrees W 12 feet 8 inches from the southwest corner of Lot No. 8. Block No.2, in the north line of Main Street;

THENCE: N 65-1/2 degrees W 25 feet;

THENCE: N 24-1/2 degrees E 120 feet to the south line of a 20 foot alley;

THENCE with said alley S 65-1/2 degrees E 25 feet;

THENCE 24-1/2 degrees W 120 feet to the PLACE OF BEGINNING.

Secures: Promissory Note ("Note") in the original principal amount of \$165,000.00, executed by Prodigal Son Church, Houston ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 5, 2021
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.
Place: The Commissioner's Court will set the place for hearing on the west side of the DeWitt County Courthouse at 307 North Gonzales Street Cuero, Texas 77954
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 Randy Meche'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, Randy Meche, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Randy Meche's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Randy Meche's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

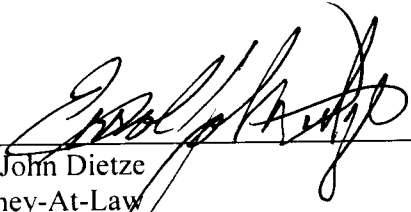
If Randy Meche passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Randy Meche. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 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 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.



Errol John Dietze
Attorney-At-Law
108 N Esplanade Street, P.O. Box 841
Cuero, TX 77954
Telephone (361) 275-5701
Telecopier (361) 275-2118