

2019-18

Notice of Trustee's Sale

Filed for Record
This, the 18 day of Sept 20 19
at 4:00 o'clock P M

Date: September 18, 2019

Trustee: CHRISTOPHER M. CRAIN

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

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

DEPUTY

Mortgagee: ELIZABETH PAIGE NELSON

Note: SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$77,000.00)

Deed of Trust

Date: November 10, 2011

Grantor: Richard Garza, Sr., a single man and Jennifer Nicole Garcia, a single woman

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

Recording information: (1) Deed retaining Vendor's Lien from Robert M. Nelson et ux to Richard Garza, Sr., et al, recorded in Volume 387, Page 711, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Richard Garza, Sr., et al to James K. Crain, III, Trustee for benefit of Robert M. Nelson, et ux, recorded in Volume 387, Page 714, 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 Elizabeth Paige Nelson, recorded in Volume 534, Page 336, Official Public Records of DeWitt County, Texas.

Property: All that certain tract, lot, or parcel of land, situated in the County of DeWitt and the State of Texas, it being out of the Stephen Best League and Labor and lying within the corporate limits of the town of Yorktown; it being off the north end of a 1.08 acre tract conveyed to Henry Peters by Joseph Kolodzey by deed dated July 16, 1902, recorded in Volume 52, Page 354, DeWitt County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe set in the northeast corner of the said 1.08 acre tract and in the west line of Nau Street;

THENCE with the east line of the said 1.08 acre tract and the west line of Nau Street, South 10 East, 68.0 feet to an iron pipe for corner;

THENCE South 80 West, 170.0 feet to an iron pipe set in the east line of a tract of land heretofore conveyed to Oscar Noster;

THENCE with the east line of the said Noster tract North 20 West 68.0 feet to an iron pipe set in the north line of the aforesaid 1.08 acre tract and in the northeast corner of the Noster tract;

THENCE with the north line of the said 1.08 acre tract North 80 East, 170.0 feet to the place of BEGINNING, CONTAINING 11,560.0 square feet of land; and being the same tract of land described in deed from Henry Peters et ux to Norman H. Jacob, recorded in Volume 89, Page 161, Deed Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): November 5, 2019

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

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