

2018-23
Filed for Record
This, the 13th day of NOV 2018
at 10:00 o'clock A. M

NATALIE CARSON, COUNTY CLERK OF

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DeWitt County, Texas
John Blanton
DEPUTY

THE STATE OF TEXAS
COUNTY OF DEWITT

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§

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated June 27, 2007, Tiffany Ley conveyed to N. Michael Warzecha, as Trustee, the following property situated in the County of DeWitt, Texas, to-wit:

Being Lots Nos. Thirteen (13) and Fourteen (14), Block No. Three (3), Liberty Addition to the City of Cuero, DeWitt County, Texas, being the same property described in Deed dated June 20, 1966, from Elnora Marie Davis and William Henry Marie to Dorothy S. Marie, recorded in Volume 166, Page 524, Deed Records of DeWitt County, Texas.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$38,000.00 executed by Tiffany Ley, and made payable to the order of TrustTexas Bank, SSB (herein the "Note"), which such Deed of Trust is recorded under Volume 229, Page 366 et seq. of the Official Records of DeWitt County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of N. Michael Warzecha, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 4, 2018 I will sell for cash, the property in the area designated by the Commissioner's Court of DeWitt County as the area where foreclosure sales are to take place, (being THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.) at the DeWitt County Courthouse, 307 N. Gonzales Street, Cuero, Texas, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 9th day of November, 2018.

Rosalind V. O. Perez
ROSALIND V. O. PEREZ,
Substitute Trustee,
101 W. Goodwin Ave, Suite 700
Victoria, Texas 77901