

2019-30

Filed for Record

This, the 5th day of Dec. 2019
at 3:55 o'clock P M

Notice of Trustee's Sale

Date: December 5, 2019

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-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00)

Deed of Trust

Date: March 14, 2007

Grantor: Jennifer Diane Schroedter, 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 Jennifer Diane Schroedter, recorded in Volume 219, Page 344, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Jennifer Diane Schroedter to James K. Crain, III, Trustee for benefit of Robert M. Nelson, et ux, recorded in Volume 219, Page 347, 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 328, Official Public Records of DeWitt County, Texas.

Property: All that certain lot, tract, or parcel of land lying and being situated in the County of DeWitt and State of Texas, being a part of the Stephen Best League and Labor and a part of Block No. Five (5) of the Original Townsite of the Town of Yorktown, and a part of the block conveyed by Arnold J. Hohn to Charles Foester by deed dated October 11, 1915, recorded in Volume 77, Page 437, Deed Records of DeWitt County, Texas, and being thus by metes and bounds described, to-wit:

BEGINNING at a point in the south boundary line of said Block No. Five (5), such point being also in the north margin of Seventh Street in said City of Yorktown, and being South 80° West 132 feet from the southeast corner of said block, and being also the southwest corner of a lot in said block conveyed to Nathaniel Borth by L. D. Gildersleeve and wife by deed dated December 9, 1944, recorded in Volume 119, Page 291, Deed Records of DeWitt County, Texas;

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

Brenda Lopez
DEPUTY

THENCE North 10° West, 165 feet with the west line of said Borth's lot, to its northwest corner, being the northeast corner of this lot;

THENCE South 80° West, and parallel to the south line of said block, 93 feet to a stake for corner;

THENCE South 10° East, parallel to the east line of said block, 165 feet to the south line of said block and the north margin of said street;

THENCE North 80° East, with the south line of said block and the north margin of said street, 93 feet to the place of BEGINNING, CONTAINING within said metes and bounds by estimate, 15,445 square feet; and being the same property described in deed dated December 8, 1980, from Sherrodd R. Carson et al to Wilfred Klech et ux, recorded in Volume 286, Page 141, Deed Records of DeWitt County, Texas, and being the same property described in deed dated March 24, 2006, from Anthony Moore et al to Robert M. Nelson et ux, recorded in Volume 191, Page 176, Official Public Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): January 7, 2020

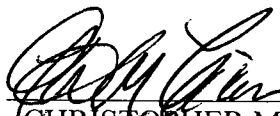
Time of Sale: Ten O'clock A.M.

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