

2022-027

Filed for Record

**Notice of Trustee's Sale**

This, the 22<sup>nd</sup> day of September, 2022  
at 3:15 o'clock P M

Date: September 22, 2022

Trustee: CHRISTOPHER M. CRAIN

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

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

Mortgagee: ROBERT M. NELSON and wife, MARY E. NELSON

Note: SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$76,000.00)

Deed of Trust

Date: August 11, 2015

Grantor: DAVID GUERRERO and DEBRA GUERRERO, husband and wife

Mortgagee: ROBERT M. NELSON and wife, MARY E. NELSON

Recording information: (1) Deed retaining Vendor's Lien from Robert M. Nelson and wife, Mary E. Nelson, to David Guerrero et ux, recorded in Volume 549, Page 896, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from David Guerrero et ux to Christopher M. Crain, Trustee for benefit of Robert M. Nelson and wife, Mary E. Nelson, recorded in Volume 549, Page 899, Official Public Records of DeWitt County, Texas.

Property: All of Lots Nos. Three (3) and Four (4) in Block No. Six (6), Riedel Extension, City of Yorktown, in DeWitt County, Texas, being the same property described in deed dated March 22, 2010, from Wayne Krause to Mark Boldt et ux, recorded in Volume 306, Page 819, Official Public Records of DeWitt County, Texas, and being the same property described in deed dated February 12, 2013, from Mark Boldt et ux to Robert M. Nelson et ux, recorded in Volume 466, Page 149, Official Public Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): November 1, 2022

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, Trustee