

NOTICE OF SUBSTITUTE TRUSTEE FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property to be Sold.** The property to be sold is described as follows:

BEING a 0.17 acre tract situated in the Jose Antonio Valdez y Gonzales League, Abstract 47, DeWitt County, Texas, being a part of Lot 12 and a part of Lot 13, Block 36 of the City of Cuero, recorded in Volume 75, Page 400 of the Deed Records of DeWitt County, Texas, and being a part of that certain tract described in a Warranty Deed dated August 11, 2014 from Sandra Dolan Lassmann and Robert C. Lassmann to Bobby Pompa and Margie Pompa, recorded in Volume 518, Page 103 of the Official Records of DeWitt County, Texas, said 0.17 acre tract being described by metes and bounds on EXHIBIT "A", attached hereto and made a part hereof.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time and place:

Date: March 7, 2023

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: DeWitt County Courthouse in Cuero, Texas, at the following location: **At the Patio Area in front of the West Side Door of DE WITT COUNTY COURTHOUSE facing Gonzales Street, located at 307 N. Gonzales, Cuero, Texas**, said location having been designated by the county commissioners of DeWitt County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

Filed for Record
This, the 31st day of January, 2023
at 10:40 o'clock A M
Natalie Carson
NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Damian Mendez-Banda
DEPUTY

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

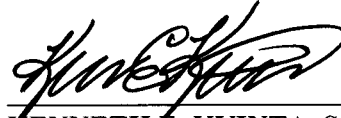
4. **Type of Sale.** The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Martin Angelo Sanders and Amanda Noemi Sanders**. The deed of trust is dated May 14, 2020 and recorded as Instrument #131288, Official Public Records of DeWitt County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated May 14, 2020 in the original principal amount of **\$66,500.00**, executed by **Martin Angelo Sanders and Amanda Noemi Sanders** and payable to the order of **Bobby Pompa and Margie Pompa**. **Bobby Pompa and Margie Pompa** are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 27, 2023.



KENNETH E. KVINTA, Substitute Trustee

KENNETH E. KVINTA, P.C.

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