

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS     §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF DEWITT     §

WHEREAS, by Deed of Trust dated February 25, 2003, CAROL DEATLEY conveyed to DENNIS J. KOWALIK, as Trustee, the following property situated in the County of DeWitt, Texas, to-wit:

BEING Lot No. Four (4), in Block No. One (1), of EAST VIEW ADDITION, SECTION TWO, to the city of Yoakum, DeWitt County, Texas, recorded in Volume 126, Pages 351-355 of the Official Records of DeWitt County, Texas, according to the map or plat of said addition of record in the office of the County Clerk of said County, reference to which is heremade for all purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of DeWitt County, Texas.

Property Address: 510 Baldwin, Yoakum, DeWitt County, Texas 77995

(herein the "Property") to secure that one certain Promissory Note dated February 25, 2003, as therein described, in the original principal amount of \$52,800.00, executed by EDMOND DALE and IDA GOMEZ, and made payable to CAROL DEATLEY, (herein the "Note") at 104 Whispering Creek Drive, Victoria, Texas 77904; which such Deed of Trust is recorded under Clerk's Instrument #31741 of the Official Records of DeWitt County, Texas (herein "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 the 4<sup>th</sup> day of April, 2023**, 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, at the DeWitt County Courthouse, Yoakum, Texas, to the highest bidder, in the patio area in front of the West door to the DeWitt County Courthouse and 307 N. Gonzales, Cuero, DeWitt County, Texas 77954, or if the preceding area is no longer the designated area, then the most recent area designated by the Commissioners Court of DeWitt County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of DeWitt County, Texas. Sale of the property will be held between the hours of 10:00 a.m. and 4:00 p.m., local time, or within three (3) hours after said beginning time.

The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

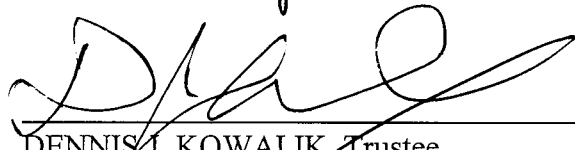
In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act,

**Filed for Record**  
This, the 24<sup>th</sup> day of February, 2023  
at 2:50 o'clock PM  
Natalie Carson  
**NATALIE CARSON, COUNTY CLERK OF**  
DeWitt County, Texas  
Natalie Carson  
**DEPUTY**

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.

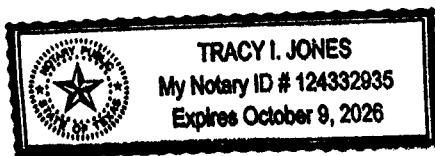
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal,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

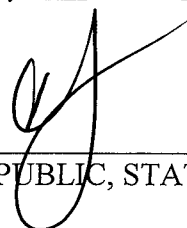
WITNESS my hand this the 21<sup>st</sup> day of February, 2023.

  
DENNIS J. KOWALIK, Trustee  
5001-C John Stockbauer Drive  
Victoria, TX 77904

THE STATE OF TEXAS §  
COUNTY OF Victoria §

This instrument was acknowledged before me on this the 21<sup>st</sup> day of February, 2023 by DENNIS J. KOWALIK.



  
NOTARY PUBLIC, STATE OF TEXAS