


2023-010 Filed for Record  
This, the 10 day of April 20 23  
at 4:00 o'clock P M

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
DEPUTY 

THE STATE OF TEXAS §  
COUNTY OF DEWITT §

**SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE**

**Date: April 7, 2023**

Commercial Deed of Trust Information ("Deed of Trust"):

DATED: July 26, 2019  
GRANTOR: COURTNEY MARIE (GARCIA) CISNEROS  
SUBSTITUTE TRUSTEE: ANDREW M. ABRAMEIT  
SUBSTITUTE TRUSTEE ADDRESS: P.O. Box 192  
Cuero, Texas 77954  
LENDER: S CHILDREN HOLDINGS, LLC  
RECORDED IN: Instrument No. 127023 Official Public Records  
DeWitt County, Texas.  
SECURES: Real Estate Lien Note titled "Promissory Note"  
(referred to herein as "Note") in the original principal  
amount of \$101,580.00, executed by COURTNEY  
MARIE (GARCIA) CISNEROS and payable to the  
order of Lender S CHILDREN HOLDINGS, LLC.  
PROPERTY: As described in Exhibit A attached hereto.

**FORECLOSURE SALE:**

DATE: Tuesday, May 2, 2023  
TIME: The sale of the Property ("Foreclosure Sale") will  
take place between the hours of 10:00 a.m. and 1:00  
p.m. local time; the earliest time at which the  
Foreclosure Sale will begin is 10:00 a.m.  
PLACE: DeWitt County Courthouse in Cuero, Texas, located  
at 307 N. Gonzales St., in the area designated by the  
County Commissioners Court, facing Gonzales  
Street on the East side of the Courthouse.

TERMS OF SALE:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that S CHILDREN HOLDINGS, LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, S CHILDREN HOLDINGS, LLC, the owner and holder of the Note, has requested ANDREW M. ABRAMEIT to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of S CHILDREN HOLDINGS, LLC's election to proceed against and sell bot the real and any personal property described in the Deed of Trust in accordance with S CHILDREN HOLDINGS, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale, described above, ANDREW M. ABRAMEIT will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

**“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.”**

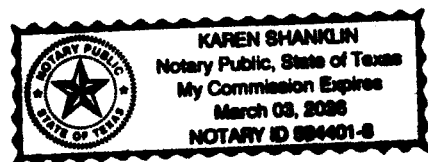
IN WITNESS HEREOF, this instrument was executed on the 10<sup>th</sup> day of April, 2023.

SUBSTITUTE TRUSTEE

By: Andrew M. Abrameit  
ANDREW M. ABRAMEIT  
P.O. Box 192  
Cuero, Texas 77954

THE STATE OF TEXAS           §  
  §  
COUNTY OF DEWITT         §

This instrument was acknowledged before me on the 10<sup>th</sup> day of April, 2023, by ANDREW M. ABRAMEIT, Substitute Trustee.



Karen Shanklin  
Notary Public, State of Texas

**EXHIBIT A**

**Legal Description of Property**

A 150 feet by 50 foot tract of land, part of the Morgantown Addition to the City of Cuero, in DeWitt County, Texas being the same property described as Tract One (1) in deed dated May 29, 2008, from Kenneth J. Market to Randy Saenz, recorded in Volume 259, Page 450, of the Official Public Records of DeWitt County, Texas.

And

A 150 feet by 60 foot tract of land, part of the Morgantown Addition to the City of Cuero, in DeWitt County, Texas being the same property described as Tract Two (2) in deed dated May 29, 2008, from Kenneth J. Market to Randy Saenz, recorded in Volume 259, Page 450, of the Official Public Records of DeWitt County, Texas.