

This, the 3<sup>rd</sup> day of July 20 25  
 at 3:25 o'clock P M

**NOTICE OF FORECLOSURE SALE**

NATALIE CARSON, COUNTY CLERK OF  
 DeWitt County, Texas

*Chloe M. Carson*  
 DEPUTY

**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.**

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

Part of Lot No. Seven (7), Block No. Two (2) in the City of Cuero, DeWitt County, Texas, according to map or plat thereof recorded in Vol. 75, Page 400, Deed Records, DeWitt County, together with all improvements located thereon, being further described by metes and bounds as follows:

BEGINNING at the southwest corner of the former Stella Beiderman Store, same being the N. 65 - 1/2 degrees W 12feet 8 inches from the southwest corner of Lot No. 8, Block No. 2, in the north line of Main Street;

THENCE N 65-1/2 degrees W 25 feet;

THENCE N 24-1/2 degrees E 120 feet to the south line of a 20 foot alley

THENCE with said alley S 65-1/2 degrees E 25 feet

THENCE 24-1/2 degrees W 120 feet to the PLACE OF BEGINNING.

Said tract being that same tract described in General Warranty Deed dated May 9, 2017, from John Allen Meche to Randy Meche, recorded on February 20, 2018 in Vol. 606, Page 316 of the Deed Records of DeWitt County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust (referred to herein as "deed of trust") dated August 18, 2021 recorded at Clerk's Instrument No. 136935 of the Official Public Records of DeWitt County, Texas.

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

Date: August 5, 2025

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

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Place: At the patio area in front of the West door to the DeWitt County Courthouse, located at 307 N. Gonzales, Cuero, DeWitt County, Texas 77954, or if the proceeding area is no longer the designated area, then in the area most recently designated by the County Commissioner's Court of DeWitt County, Texas.

The beneficiary may 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 scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *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 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. The sale shall not cover any part of the property that has been released of public record from the lien of 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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by ECUELLAR ENTERPRISES, LLC as Grantor.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$165,000.00, executed on behalf of ECUELLAR ENTERPRISES, LLC, by Ernesto J. Cuellar, Jr. as Managing Member and guaranteed by ERNESTO J. CUELLAR, JR. and ANGELA L. CUELLAR, as individuals and payable to the order of RANDY MECHE; (b) taxes and attorney's fees and other charges deemed unpaid. RANDY MECHE is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

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

Beneficiary has appointed Adam T. Uszynski as Substitute Trustee under the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Dated July 3, 2025



Adam T. Uszynski  
Substitute Trustee  
111 South Main Street  
Victoria, Texas 77901  
(361) 573-4344