

2026-012

Filed for Record

This, the 29th day of July 2026
at 1:30 o'clock P M

Notice of Trustee's Sale

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Brandi Truitt
DEPUTY

Date: July 29, 2026

Trustee: CHRISTOPHER M. CRAIN

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

Mortgagee: BRETT RANDALL DUCKETT

Note: SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00)

Deed of Trust

Date: June 10, 2025

Grantor: KRISTEN BRYAN and LAYNE BRYAN, husband and wife

Mortgagee: BRETT RANDALL DUCKETT

Recording information: (1) Deed retaining Vendor's Lien from Brett Randall Duckett to Kristen Bryan and Layne Bryan, husband and wife, recorded under Instrument No. 152209, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Kristen Bryan and Layne Bryan, husband and wife, to Christopher M. Crain, Trustee for benefit of Brett Randall Duckett, recorded under Instrument No. 152210, Official Public Records of DeWitt County, Texas.

Property:

All that certain tract or parcel of land in DeWitt County, Texas, being Lots Seven (7) and Eight (8) in Block No. Three (3), Northfields Addition, an addition to the City of Cuero, Texas, as the same is marked and designated upon the duly recorded map and plat of said addition as it appears of record in Volume 98, Page 578, Deed Records, DeWitt County, Texas, to which references is here now made and further being the same property described in Lady Bird Deed dated February 21, 2024 from Faye D. Duckett to Brett Randall Duckett recorded under Clerk's File No. 147349, Official Public Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): September 1, 2026

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.

A handwritten signature in black ink, appearing to read "C. Crain", is written over a horizontal line.

CHRISTOPHER M. CRAIN, Trustee