

2025-018

**Notice of Trustee's Sale**

**Filed for Record**

This, the 25<sup>th</sup> day of June 2025  
at 10:50 o'clock A M

Date: June 25, 2025

Trustee: CHRISTOPHER M. CRAIN

**NATALIE CARSON, COUNTY CLERK OF**

DeWitt County, Texas

*Brandi Pfeiffer*  
DEPUTY

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

Mortgagee: ROBERT M. NELSON and wife, MARY E. NELSON

Note: EIGHTY-SIX THOUSAND AND NO/100 DOLLARS (\$86,000.00)

Deed of Trust

Date: August 2, 2016

Grantor: DAVID GUERRERO and DEBRA GUERRERO, husband and wife

Mortgagee: ROBERT M. NELSON and wife, MARY E. NELSON

Recording information: (1) Deed retaining Vendor's Lien from Robert M. Nelson and wife, Mary E. Nelson, to David Guerrero et ux, recorded in Volume 573, Page 654, Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from David Guerrero et ux to Christopher M. Crain, Trustee for benefit of Robert M. Nelson and wife, Mary E. Nelson, recorded in Volume 573, Page 657, Official Public Records of DeWitt County, Texas.

Property:

All that certain tract or parcel of land, lying and being situated in DeWitt County, Texas, a part of Block Five (5) of the City of Yorktown, as marked, numbered, and designated upon the duly recorded official map of the City of Yorktown and described by metes and bounds as follows:

BEGINNING at a stake set in the north line of Seventh Street at a point 82 feet westerly from the intersection of Seventh Street and Mehnert Street;

THENCE South 80° West along and parallel with the north line of Seventh Street a distance of 50 feet to a stake;

THENCE at right angle North 10° West a distance of 165 feet to a stake;

THENCE at right angle North 80° East 50 feet to a stake;

THENCE at right angle South 10° East a distance of 165 feet to the place of BEGINNING and being a parallelogram fronting 50 feet on Seventh Street and extending back along parallel lines a distance of 165 feet; and being the West 50 feet out of the tract of land conveyed by deed from

L. D. Gildersleeve to Nathaniel Borth as the same now appears of record in Volume 119, Page 291, Deed Records of DeWitt County, Texas, and being the same land conveyed by deed dated April 28, 1949, from Nathaniel Borth et ux to Garland C. Baacke et ux, recorded in Volume 127, Page 570, Deed Records of DeWitt County, Texas, and being the same property described in Assumption Deed dated October 3, 1972, from Tommy A. Haley et ux to Alvin Brandt et ux, recorded in Volume 199, Page 178, Deed Records of DeWitt County, Texas, and being the same property described in deed dated August 2, 1976, from Alvin Brandt et ux to Ronald D. Willis et ux, recorded in Volume 235, Page 225, Deed Records of DeWitt County, Texas.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): August 5, 2025

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.

  
CHRISTOPHER M. CRAIN, Trustee