

2025-029

Filed for Record

This, the 10<sup>th</sup> day of NOV. 2025  
at 3:45 o'clock P M

# Notice of Trustee's Sale

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas

DEPUTY

Date: November 10, 2025

Trustee: TINA FOX OROSCO

Substitute Trustee: CHRISTOPHER M. CRAIN

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

Mortgagee: ESTATE OF MARVIN E. FOX

Note: THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00)

Deed of Trust

Date: January 30, 2025

Grantor: YALDO GROUP EQUITIES, LLC

Mortgagee: ESTATE OF MARVIN E. FOX

Recording information: Deed retaining Vendor's Lien from Estate of Marvin E. Fox, by and through Independent Administrator, Stacey Fox Ressman to Yaldo Group Equities, LLC, recorded under Instrument No. 150910 of the Official Public Records of DeWitt County, Texas;

(2) Deed of Trust from Yaldo Group Equities, LLC to Tina Fox Orosco, Trustee for benefit of the Estate of Marvin E. Fox, recorded under Instrument No. 150911 of the Official Public Records of DeWitt County, Texas; and

(3) Appointment of Substitute Trustee dated November 7, 2025, recorded under Instrument No. 154212, Official Public Records of DeWitt County, Texas, appointing Christopher M. Crain, as Substitute Trustee.

Property: All that certain parcel or tract of land containing 3.369 acres out of the Hepzebeth Taylor League, A-43, DeWitt County, Texas, and is the same property described in the above referenced Deed and Deed of Trust.

County: DeWitt County, Texas

Date of Sale (first Tuesday of month): December 2, 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.

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

CHRISTOPHER M. CRAIN, Substitute Trustee