

NOTICE OF TRUSTEE'S SALE

**THE STATE OF TEXAS §
 §
COUNTY OF JACKSON §**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on June 16, 2003, Annabell Ortiz entered into a Contract for Deed with a sales price of \$25,000.00 with Menia Ray Raines to purchase the following property situated in the County of Jackson, Texas:

Two tracts of land out of Lot 3, Block 3, Ward's Addition, Town of Edna, Jackson County, Texas, as described in said Contract for Deed below and above referenced.

(herein the "Property") which such Contract for Deed is recorded under Volume 466, Page 326 of the Official Records of Jackson County, Texas (herein "Contract for Deed"); and

WHEREAS, default has occurred under the terms of the Contract for Deed and the undersigned has been appointed as Trustee by Menia Ray Raines pursuant to Texas Property Code §5.066 to sell the Property at a foreclosure sale.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 1, 2022, either of us listed below will sell, for cash, the Property in the area designated by the Commissioner's Court of Jackson County, Texas as the area where foreclosure sales are to take place, being at the front door, facing Main Street, in the downstairs main lobby of the Jackson County Courthouse, 115 W. Main, Edna, Texas, to the highest bidder. The time at which the sale will begin will be 1:00 P.M., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its Contract for Deed, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 11th day of January, 2022.

J. Milton Chapman, Trustee or Wyatt E. Fraga,
Substitute Trustee
101 W. Goodwin, Suite 700, Victoria, Texas 77901

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY:
1-11-22 9:00 AM