

Notice of Foreclosure Sale

FILED AND RECORDED
2024 MAR 20 PM 4:19
Beck A. Ziffert
WASHINGTON COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: September 27, 2017

Grantor: Joyce Marie Krenek, Trustee of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust and any other trust resulting or derived therefrom including, but not limited to, the Joyce Marie Krenek Revocable Trust, the Krenek Marital Trust and the Krenek Family Trust

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1602, Page 106, Official Records of Washington County, Texas.

Legal Description:

Being part of the same property described in Deed dated December 28, 1994, executed by Myrtle Kuhn to Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 761, Page 586, Official Records of Washington County, Texas.

Being part of the same property described in Partition Deed dated July 21, 1995, executed by and between Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 792, Page 344, Official Records of Washington County, Texas.

Being part of the same property described in Deed dated May 2, 2011, executed by Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce Krenek, husband and wife, to Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce M. Krenek, Co-Trustees of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$247,500.00, executed by Joyce Krenek, President of Krenek's Tractor Repair & Wrecker Service Corporation, a Texas corporation ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 7, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

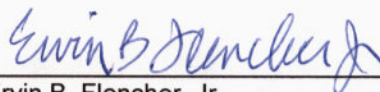
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



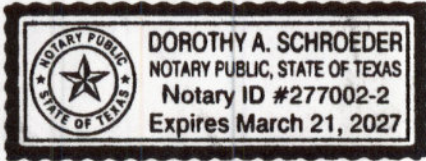
Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 18th day of March, 2024 by Ervin B. Flencher, Jr.

Dorothy A. Schroeder

Notary Public, State of Texas



Notice of Foreclosure Sale

Barb A. Rose
WASHINGTON COUNTY CLERK

2024 MAR 27 AM 8:19

FILED AND RECORDED

Deed of Trust ("Deed of Trust"):
Dated: October 14, 2016
Grantors: August J. Meitzen and spouse, Linda S. Meitzen
Trustee: Ervin B. Flencher, Jr.
Lender: Citizens State Bank
Recorded in: Volume 1558, Page 0549, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, lying and being situated in Washington County, Texas out of the J.W. Cole League, Abstract No. 32, containing 11.00 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Deed dated September 3, 1999, executed by Edna Mae Reue Moeller and Waldo Eugene Moeller to August J. Meitzen and Linda S. Meitzen, recorded in Volume 939, Page 6, Official Records of Washington County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$225,000.00, executed by August J. Meitzen and spouse, Linda S. Meitzen ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

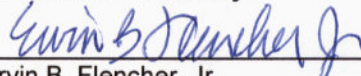
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

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.

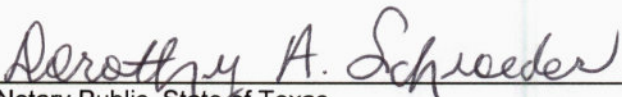


Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)

COUNTY OF BURLESON)

This instrument was acknowledged before me on MARCH 25, 2024 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.



Notary Public, State of Texas

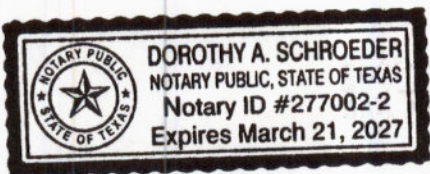


EXHIBIT "A"

LAMPE SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYING
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77833
(409) 836-6677 - Fax (409) 836-1177

1798-99

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

EDNA MAE REUE MOELLER

COUNTY OF WASHINGTON

11.000 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the J. W. Cole Survey, A-32, being a portion of the same land described as 58-1/5 acres in a deed from Edna Mae Reue, Executrix to Edna Mae Reue, dated December 29, 1993, recorded in Volume 720, Page 247, Official Records of Washington County, Texas (720/247, O.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a 1/2" iron rod found on the east margin of Clover Road, being on the north line of said original 58-1/5 acre tract, being the northwest corner of the Timothy D. Edwards tract called 23.343 acres (878/66, O.R.W.C.,Tx., said tract being out of said original tract), common with the southwest corner of the Linda Nagy 2.000 acre tract (473/701, O.R.W.C.,Tx.), being 15.6 feet in an easterly direction from the northwest corner of said original tract in the center of Clover Road;

THENCE, S 19°32'58" E, 980.50 feet, to a 1/2" iron rod found on the east margin of Clover Road for the southwest corner of said Edwards tract, being the northwest and BEGINNING CORNER hereof;

THENCE, along north lines hereof, common with the south lines of said Edwards tract, as follows:

N 78°18'46" E, 663.30 feet, to a 1/2" iron rod found at a fence corner post; and

N 83°33'23" E, 323.96 feet, to a 1/2" iron rod found at a fence corner post, being the northeast corner hereof and the southeast corner of said Edwards tract;

THENCE, severing said original tract, S 24°31'04" W, 849.33 feet, to a 1/2" iron rod set on the south line of said original tract in a fence line for the southeast corner hereof, being in the north line of the Louise Bell Loesch tract (301/291, D.R.W.C.,Tx.);

THENCE, along the south line hereof and of said original tract, common with the north line of said Loesch tract, S 88°33'14" W, 401.90 feet, to the southwest corner hereof in a 10" fence corner post, being the occupied northwest corner of said Loesch tract in the east margin of Clover Road, a found 1/2" iron rod bears, N 19°32' 17" W, 4.00 feet;

THENCE, along the east margin of Clover Road for the west line hereof, N 19°32'17" W, at 4.00 feet pass said found 1/2" iron rod, at a total distance of 649.57 feet, to the PLACE OF BEGINNING, containing 11.000 ACRES of land. Surveyed by Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, during the month of April, 1999.

Prepared in conjunction with a separate survey plat dated April 19, 1999.
Bearings are based on True North obtained by GPS observations.

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction during the month of April, 1999.

Dated this the 19th day of April, 1999.



A handwritten signature in black ink, appearing to read "Donald W. Lampe".

Donald W. Lampe
R.P.L.S. No. 1732

FILED AND RECORDED

2024 APR 16 PM 3:30

Beth A. Rothman
WASHINGTON COUNTY CLERK

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: September 25, 2018
Grantors: George K. Wilson, IV, and wife, Meagan Wilson
Trustee: Ervin B. Flencher, Jr.
Lender: Citizens State Bank
Recorded in: Volume 1648, Page 791, Official Records of Washington County, Texas.

Legal Description:

All that certain 11.52 acre tract or parcel of land, being out of the John Cole Survey, Abstract No. 32, situated in Washington County, Texas, being a portion of a called 21.96 acre tract described in that deed dated June 19, 2002 from Gerald Thomas Goad, et ux to Dudley C. Latimer, et ux, recorded in Volume 1037, Page 772, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$450,500.00, executed by George K. Wilson, IV, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 7, 2024
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.
Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Citizens State Bank, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Citizens State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Citizens State Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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Ervin B. Flencher, Jr.

Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)

COUNTY OF BURLESON)

This instrument was acknowledged before me on APRIL 16, 2024 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.

Dorothy A. Schroeder
Notary Public, State of Texas

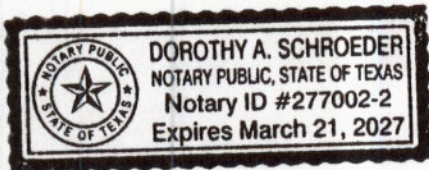


Exhibit "A"

Blakey Land Surveying

4650 Wilhelm Lane
Burton, TX 77835-5794

Telephone/Fax 979-289-3900

11.52 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 11.52 acre tract, situated in Washington County, Texas, being out of the John Cole Survey, Abstract No. 32, being a portion of a called 21.96 acre tract described in that deed dated June 19, 2002 from Gerald Thomas-Goad, et ux to Dudley C. Latimer, et ux, recorded in Volume 1037, Page 772, Official Records of Washington County, Texas, said 11.52 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at fence corner, lying in the South margin of F.M. Highway 2621 (public right-of-way), marking a Northwest corner of the Edna Bernice Gaskamp, et vir called 120 1/2 acre tract (residue acreage) (Volume 250, Page 399, Deed Records of Washington County, Texas), the Northeast corner of the original called 21.96 acre tract (hereafter referred to as the "original tract"), and marking the Northeast corner of the herein described tract;

THENCE along a West line of said Gaskamp tract, with the East line of the original tract, S 00deg 03min 51sec E, 634.81 ft., to a found 1/2 inch iron rod at fence corner, marking a re-entrant corner of said Gaskamp tract, a Southeast corner of the original tract, and marking the Southeast corner of the herein described tract;

THENCE along a North line of said Gaskamp tract, and along a portion of the North line of the Eric Fosco, et ux called 29.51 acre tract (Volume 1373, Page 133, Official Records of Washington County, Texas), with a portion of a South line of the original tract, N 80deg 06min 46sec W, 953.07 ft., to a 1/2 inch iron rod, set for corner, marking the Southeast corner of a 10.44 acre tract (surveyed this date), and the Southwest corner of the herein described tract;

THENCE along an East line of said 10.44 acre tract, with the West line of the herein described tract, severing the original tract, N 05deg 44min 58sec E, 460.12 ft., to a 1/2 inch iron rod, set for corner, lying in the South margin of the aforementioned F.M. Highway 2621, also lying in the North line of the original tract, marking the Northeast corner of said 10.44 acre tract, and the Northwest corner of the herein described tract;

THENCE continuing along the South margin of F.M. Highway 2621, with the North line of the original tract, N 89deg 08min 32sec E, 892.21 ft., to the PLACE OF BEGINNING and containing 11.52 acres of land.

May 19, 2016
W.C.# 2016-2376

Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Being the same property described in deed dated November 18, 2016, executed by Eric Benitez and spouse, Marivel Alvarez to George K. Wilson IV, recorded in Volume 1562, Page 609, Official Records of Washington County, Texas.