

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE 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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 15, 2016 and recorded under Vol. 1539, Page 0858, or Clerk's File No. 1894, in the real property records of WASHINGTON County Texas, with Christopher Hall and Michelle Hall, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Wallick and Volk, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christopher Hall and Michelle Hall, Husband and Wife securing payment of the indebtedness in the original principal amount of \$193,431.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Christopher Hall. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.209 ACRES, SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT OF THE J. COLE SURVEY, ABSTRACT NO. 32, BEING ALL OF LOT 10 AND A PORTION OF LOT 11 OF WOOD CREEK ESTATES, SECTION 1 (PLAT CABINET FILE NO. 156B-158A, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS), AND BEING ALL OR A PORTION OF A CALLED 1.207 ACRE TRACT DESCRIBED IN THAT DEED FROM TRENTON R. HALL, ET UX TO MICHAEL K. WEAVER, ET UX, DATED APRIL 8, 2010 AND RECORDED IN VOLUME 1337, PAGE 632, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 1.209 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 03/04/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: WASHINGTON County Courthouse, Texas at the following location: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Pete Florez, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on December 27, 2024.

/s/ Marla A. Skeltis SBOT No. 24136182, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: 

Printed Name: Pete Florez

C&M No. 44-24-02931

EXHIBIT A

MICHAEL K. WEAVER, ET UX 1.209 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 1.209 acres, situated in Washington County, Texas, being out of the J. Cole Survey, Abstract No. 32, being all of Lot 10 and a portion of Lot 11 of Wood Creek Estates, Section I (Plat Cabinet File No. 156B-158A, Plat Records of Washington County, Texas), and being all or a portion of a called 1.207 acre tract described in that deed from Trenton R. Hall, et ux to Michael K. Weaver, et ux, dated April 8, 2010 and recorded in Volume 1337, Page 632, Official Records of Washington County, Texas, said 1.209 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the Southeast margin of Wood Creek Road (public right-of-way), marking the North corner of the Cheryl Beckermann tract (Lot 9 of said Wood Creek Estates, Volume 1391, Page 1025, Official Records of Washington County, Texas), the West corner of the original tract called 1.207 acre tract (hereafter referred to as the "original tract"), and marking the West corner of the herein described tract;

THENCE along said road margin, with the Northwest line of the original tract, N 42deg 00min 00sec E (record bearing for the original tract, this line being the BASIS OF BEARING LINE for this survey), at 179.76 ft. passing a found 3/8 inch iron rod, marking the North corner of Lot 10, and the West corner of Lot 11, and **CONTINUING** for TOTAL DISTANCE of 189.61 ft., to a found 3/8 inch iron rod, marking the Northwest corner of the William H. Holzer, et ux called 1.338 acre tract (Portion of Lot 11 of said Wood Creek Estates, Volume 863, Page 325, Official Records of Washington County, Texas), the North corner of the original tract, and marking the North corner of the herein described tract;

THENCE departing said road margin, along the Southwest line of said Holzer tract, with the Northeast line of the herein described tract, S 39deg 43min 44sec E, 281.85 ft., to a point for corner, lying in the Northwest line of the David C. Feldmann, et ux tract (Lot 2 of said Wood Creek Estates, Volume 700, Page 603, Official Records of Washington County, Texas), marking the South corner of the said Holzer tract, the East corner of the original tract, and marking the East corner of the herein described tract (a found 1/4 inch iron rod bears N 55deg 13min W, 1.29 ft. from this point for reference);

THENCE along a portion of the Northwest line of said Feldmann tract, also along the Northwest line of Lot 3A and a portion of the Northwest line of Lot 4A of said Wood Creek Estates (Replat of Lot 3 and Lot 4 of Wood Creek Estates, Section I, Plat Cabinet File No. 339A, Plat Records of Washington County, Texas), with the Southeast line of the original tract, S 46deg 55min 07sec W, 197.82 ft., to a found 1/4 inch iron rod, marking the East corner of the aforementioned Beckermann tract (Lot 9), the South corner of the original tract, and marking the South corner of the herein described tract;

THENCE along the Northeast line of said Beckermann tract (Lot 9), with the Southwest line of the original tract, N 37deg 36min 38sec W, 266.32 ft., to the **PLACE OF BEGINNING** and containing 1.209 acres of land.

Our Case No. 21-03374-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

Deed of Trust Date:
July 27, 2020

Property address:
2208 RINDLE CT
BRENHAM, TX 77833-0000

FILED AND RECORDED
2025 JAN 16 PM 4:15
Brett O. Pennington
WASHINGTON COUNTY CLERK

Grantor(s)/Mortgagor(s):
CLYDE R. AVERITT, AN UNMARRIED MAN

LEGAL DESCRIPTION: All that certain tract or parcel of land, lying and being situated in the City of Brenham in Washington County, Texas, being Lot Eighteen (18), Block Four (4) of the Ralston Creek Estates, Phase 2, as shown on plat filed in Plat Cabinet File No. 642B and 643A Plat Records of Washington County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEM,
INC ("MERS"), AS NOMINEE FOR PENNYMAC LOAN
SERVICES, LLC., IT'S SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MARCH 4, 2025

Property County: WASHINGTON

Original Trustee: HEATHER MARCHLINSKI

Recorded on: August 12, 2020
As Clerk's File No.: 4417
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Pete Florez, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Pete Florez, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. The Substitute Trustee will sell the



4832956

property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Washington County Courthouse, 100 E. Main, Brenham, TX 77833 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 1/15/25

MARINOSCI LAW GROUP, P.C.

By: 

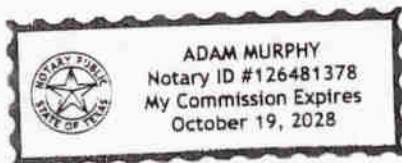
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 15 day of JAN 2025, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-28

ADAM MURPHY
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 21-03374

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/3/2022	Grantor(s)/Mortgagor(s): ANGELICA VALERIO, AN UNMARRIED WOMAN, AND FRANCISCO ESTRADA, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LEADERONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: 1844 Page: 543 Instrument No: 4446	Property County: WASHINGTON
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: At the south entrance of the Washington County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com, Orlando Rosas or Bobby Brown, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 1/21/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: 1-23-25

Pete Florez

Printed Name:

Pete Florez

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED AND RECORDED
2025 JAN 23 AM 8:22
Berk A. Rothman
WASHINGTON COUNTY CLERK

MH File Number: TX-24-106044-POS
Loan Type: FHA

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION
OF
0.196 ACRE IN THE
CAMPTOWN ADDITION TO THE CITY OF BRENHAM
ARRABELLA HARRINGTON SURVEY, ABSTRACT 55
WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.196 acre of land, more or less, in the Camptown Addition to the City of Brenham, Arrabella Harrington Survey, Abstract 55, Washington County, Texas, same being the aggregate of that certain called 0.098 acre parcel as described by instrument recorded in Volume 430, Page 351 of the Deed Records of Washington County, Texas, and the residue of that certain called 57.5 Ft. x 97.5 Ft. parcel as described by instrument recorded in Volume 412, Page 341 of the Deed Records of Washington County, Texas, said 0.196 acre aggregate parcel being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 3/8 inch iron rod found for corner, same being the POINT OF BEGINNING and most northerly northeast corner of the tract herein described, same being the intersection of the southeasterly right-of-way line of East Main Street (Right-of-Way Varies), with the southwesterly right-of-way line of Jones Street (Right-of-Way Varies), same being the most northerly northeast corner of said called 0.098 acre parcel, from which a 3/4 inch iron rod found for corner bears South 81 degrees 05 minutes 00 seconds West, a distance of 51.32 feet (called South 81 degrees 05 minutes 00 seconds West, 51.09 feet) (Basis of Bearings), same being the most northerly northwest corner of said called 0.098 acre parcel, same being the most northerly northeast corner of the residue of said called 57.5 Ft. x 97.5 Ft. parcel, and same being in the southeasterly right-of-way line of East Main Street;

THENCE, with said common line and along said southwesterly right-of-way line of said Jones Street, South 15 degrees 16 minutes 14 seconds East, a distance of 76.16 feet (called South 15 degrees 16 minutes 14 seconds East, 76.16 feet) to a 1/2 inch iron rod set for corner, same being the most northerly northeast corner of the residue of that certain called 87.5 Ft. x 97.5 Ft. parcel as described by instrument recorded in Volume 300, Page 682 of the Deed Records and more specifically described by metes and bounds in Volume 67, Page 396 of the Deed Records of Washington County, Texas, same being the most southerly southeast corner of said called 0.098 acre parcel, and same being the most southerly southeast corner of the tract herein described;

THENCE, departing said southwesterly right-of-way line of Jones Street, and with said common line, South 81 degrees 05 minutes 00 seconds West (called South 81 degrees 05 minutes 00 seconds West), pass at a distance of 59.72 feet (called 60.52 feet) a 1/2 inch iron rod set for corner, same being the most southerly southwest corner of said called 0.098 acre parcel, same being the most northerly northwest corner of the residue of said called 87.5 Ft. x 97.5 Ft. parcel, same being the most northerly northeast corner of that certain aggregate parcel, as partially described by instrument recorded in Volume 418, Page 370 of the Deed Records of Washington County, Texas, same being the most southerly southeast corner of the residue of said called 57.5 Ft. x 97.5 Ft. parcel, and same being in the southeasterly line of the tract herein described, in all a distance of 117.25 feet to a 1/2 inch iron rod set for corner, same being the most northerly northwest corner of said aggregate parcel as partially described by metes and bounds as described by deed recorded in Volume 418, Page 370 of the Deed Records of Washington County, Texas, same being in the northeasterly line of that certain called East 1/2 of the residue of that certain called 111 Ft. x 69 Ft. parcel as described by instrument recorded in Volume 384, Page 134 of the Deed Records of Washington County, Texas, same being the most southerly southwest corner of the residue of said called 57.5 Ft. x 97.5 Ft. parcel, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line, North 08 degrees 55 minutes 00 seconds West, a distance of 75.69 feet (called North 08 degrees 55 minutes 00 seconds West, 75.50 feet) to a 1/2 inch iron rod set for corner, same being the most northerly northeast corner of the residue of said called East 112 of 111 Ft. x 69 Ft. parcel, same being in the southeasterly right-of-way line of the aforementioned East Main Street, same being the most northerly northwest corner of the residue of said called 57.5 Ft. x 97.5 Ft. parcel, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said southeasterly right-of-way line and said common line, North 81 degrees 05 minutes 00 seconds East (called North 81 degrees 05 minutes 00 seconds East), pass at a distance of 57.5 feet a 3/8 inch iron rod found for corner, same being the most northerly northeast corner of said called 57.5 Ft. x 97.5 Ft. parcel, same being the most northerly northwest corner of said called 0.098 acre parcel, and same being in the northwesterly line of the tract herein described, in all a distance of 108.82 feet to the POINT OF BEGINNING of the tract herein described and containing 0.196 acre of land, more or less.

2022
MSI

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: December 30, 2019

Grantor: Maria Salgado Rodriguez, an unmarried person

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1705, Page 716, Official Records of Washington County, Texas.

Legal Description:

Tract 1:

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, containing 0.329 acre 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.

Tract 2:

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, being a part of the Jim Gamble lot, out of the McIntyre tract, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Both tracts being the same property described in a Deed of Trust Security Agreement and UCC Financing Statement for Fixture Filing from Maria Salgado Rodriguez, an unmarried person to Trustee, Ervin B. Flencher, Jr., for Citizens State Bank, dated December 30, 2019, recorded in Volume 1705, Page 716, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$143,000.00, executed by Maria Salgado Rodriguez, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, March 4, 2025

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.

Barb A. Portner
WASHINGTON COUNTY CLERK

2025 FEB 10 PM 3:30

FILED AND RECORDED

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.

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

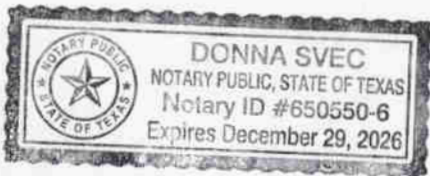
STATE OF TEXAS

)

COUNTY OF BURLESON

)

This instrument was acknowledged before me on February 6, 2025 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.



Donna Svec
Notary Public, State of Texas

EXHIBIT A

TRACT ONE:

All that certain lot or parcel of land lying and being situated in the City of Brenham, Washington County, Texas, bounded on the West by George E. Duckworth property (Tidmann Bros. body shop); on the North by Embrey Street or State Highway No. 30; on the East by the West line of a Henry Harris lot and a projection of said West line in a Northerly direction is the Southeast line of said State Highway No. 30; on the South by the North line of Lauraine Street;

BEGINNING at a stake on the North margin of Lauraine Street for the Southwest corner of this lot and Southeast corner of Tract No. 1 described in deed from Martin W. Tiemann, et al to George E. Duckworth, recorded in Volume 285, at Page 562, Deed Records, which refers to this as being a corner of the Nellie Embrey Land;

THENCE with the East line of said Duckworth lot, N 6 deg. 38 min. E, 116 ft. to a stake for the Northeast corner of same on the Southeast margin of Embrey Street or State Highway No. 30;

THENCE with said street line, N 45 deg. 50 min. E, 145.5 ft. to a stake for the Northeast corner hereof;

THENCE running across the Embrey land, S 8 deg. 47 min. W, at 131 ft., more or less, pass the Northwest corner of a Henry Harris lot and continuing with his West boundary, 216 ft. in all to a stake on the North margin of Lauraine Street;

THENCE with said street line, S 87 deg. 51 min. W, 84.5 ft. to the place of beginning, containing 14.318 square feet or 0.327 acre of land, more or less.

Surveyed by William W. Neus, Registered Public Surveyor, on November 16, 1971.

And being the same tract described in a Deed from H. J. Embrey, et al to Edmund Duckworth, and recorded in Volume 310, Page 481 of the Deed Records of Washington County, Texas.

PAGE 1 OF 2

EXHIBIT A

TRACT 2:

All that certain lot or parcel of land, lying and being situated in Brenham, Washington County, Texas, and being all that part of the original Jim Gamble lot, out of the McIntyre tract, lying south of the Brenham-Washington Highway, with mates and bounds as follows, to-wit:

A tract of land southeast of Brenham-Washington Highway, opposite Station 2010/40 to 1012/52, being the south part of the Gamble lot, to-wit:

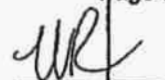
BEGINNING at the Southeast corner of the old Gamble lot, this point also being the North property line of Loraine Street, and the southeast corner of Mrs. Nellie Embrey's land;

THENCE along the fence line between the old Gamble lot and Mrs. Nellie Embrey's land, North 2-1/2 East 118 feet to East Right-of-Way line, for new Brenham-Washington Highway, this point being 30 ft. to left of station 1010/75 of that Highway;

THENCE along south and East line of new Right-of-Way South 45 deg. 1 min. East, 166 ft. to an intersection with the North property line of Loraine Street, and the South line of the old Gamble lot, this point being 30 ft. to left of, station 1012/52 of Brenham-Washington Highway;

THENCE South 89 East 132 feet along North property line of Loraine Street and South line of Gamble lot to the point of beginning, and being Lot No. II in the deed from S. F. Teague, Trustee, to Wm. Grinn, dated September 13, 1923, and recorded in Volume 79, page 362, Deed Records of Washington County, Texas, and being the same property sold and conveyed by Wm. Grinn and wife to Lee Ilse and Herbert Zuehlke on May 14, 1925, by deed recorded in Volume 82, Page 304, Deed Records of Washington County, Texas, to which reference is here had and made; and being the same tract described as Tract No. 1 in Deed from Doris B. Duckworth, et al to Edmund Duckworth, II, recorded in Volume 133, beginning at Page 211 of the Deed Records of Washington County, Texas.

PAGE 2 OF 2


Initials

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: June 14, 2024

Grantor: Joyce Marie Krenek, Trustee of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust dated May 2, 2011, under the provisions of a Trust Agreement

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #2024-3630, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, containing 2.548 acres, more or less, out of the John Carrington Survey, A-120, City of Brenham, Washington County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

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.

The Real Property or its address is commonly known as 32 Kuhn Lane, Brenham, Texas 77833. The Real Property tax identification number is out of R46442.

FILED AND RECORDED
2025 FEB 10 PM 3:51
Beck A. Zetser
WASHINGTON COUNTY CLERK

Secures: Promissory Note ("Note") in the original principal amount of \$135,520.04, executed by Joyce Krenek, President. Julie Krenek Shows, Secretary/Treasurer, and Steven Charles Gerik, Vice President, all 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, March 4, 2025

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.

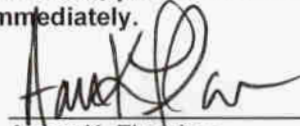
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

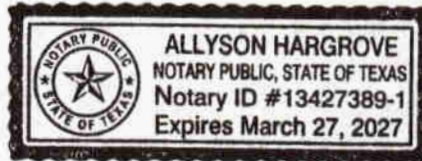
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Aaron K. Fletcher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)



This instrument was acknowledged before me on the 10 day of February 2025 by Aaron K. Fletcher.


Notary Public, State of Texas

LAMT SUNVHYDR, INC.
PROFESSIONAL LAND SURVEYORS
 Total Licensed Surveying Sta. No. 1206722
 P. O. Box 3278 - 1428 West Main Street
 Arcadia, Texas 76844-3278
 (714) 266-4417 - Fax (714) 261-4117

MPPA

ABSTRACT

2/6/2018

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-14-2001 BY 60322 UCBAW

RECORDS of a coarse *Milvina punctata* (vires) found on the substrate of the west angle of State Highway 37 (FRUIT, H.B.W.C. Co.) with the north angle of Lake Erie, a newly published road, being the roadwork on a road out of mid of the road.

[illegible][illegible]

THESE rings the west angle of the Slighter, to them
Duch 13 August 12, minute 14 it states that, as it had to a common Slighter previous to the 1st of
March 14, the gate 12, between 13, and 14, that the PLATE ON 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832

Exposure to heavy metals is a significant risk to public health.
Due to the use of lead in the production of "PVC pipe",
the use of lead in the production of "PVC pipe" is a significant risk to public health.

I, John L. Langer, Registered Elector of said Township, do hereby certify that the
 following is a true and correct copy of the records of the said Township, as the same are
 now on file in the office of the Township Clerk, and that the same are true and correct
 copies of the records of the said Township, as the same are now on file in the office of the
 Township Clerk.

Witness my hand and seal of office this 1st day of July, 1921.

John L. Langer, Township Clerk

8425

Being part of the same property described in deed dated May 5, 2011, executed by Alvin John Krenak (also known as Alvin Krenak) and Joyce Marie Krenak (also known as Joyce Krenak), husband and wife, to Alvin John Krenak (also known as Alvin Krenak) and Joyce Marie Krenak (also known as Joyce M. Krenak), co-trustees of the Alvin John Krenak and Joyce Marie Krenak Maroonbile Living Trust, recorded in Volume 3187, Page 368, Official Records of Washington County, Texas.

Real Estate Lien Note
CSB128431V FINALS_Krenak Tractor

Page 5
Initials

06/28/2024 9:24 A.M.

Page 10 of 10

STATE OF TEXAS COUNTY OF WASHINGTON
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the OFFICIAL RECORDS of
Washington County, Texas as stamped hereon above time.

BETH A. ROTHERMEL, COUNTY CLERK



2024-3530



Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: June 25, 2019

Grantor: Joyce Marie Krenek, Sole 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 1681, Page 847, Official Records of Washington County, Texas.

Legal Description:

All that certain 19.642 acre tract or parcel of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 ½ acre parcel as described by deed recorded in Volume 761, Page 587, Deed Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

SAVE, LESS AND EXCEPT all that certain 1.000 acre tract of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel of described by deed recorded in Volume 948, Page 839, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

FURTHER, SAVE, LESS AND EXCEPT all that certain 5.00 acres, situated in Washington County, Texas, being out of the John Carrington Survey, Abstract No. 120, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344, Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011 from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268, Official Records of Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

FILED AND RECORDED
2025 FEB 10 PM 1:58
Book 01, Page 847
WASHINGTON COUNTY, TEXAS

AND FURTHER SAVE, LESS AND EXCEPT all that certain 2.548 acre tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19,642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krenek and wife, Joyce Marie Krenek, dated July 21, 1995, recorded in Volume 792, Page 344, 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 \$230,000.00, executed by Joyce Marie Krenek ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, March 4, 2025

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.

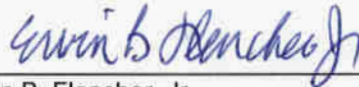
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

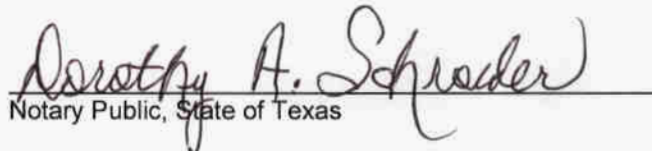
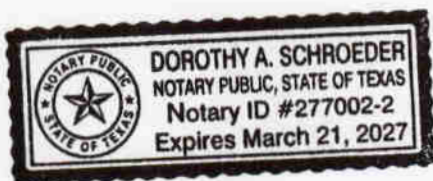
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 10th day of February 2025 by Ervin B. Flencher, Jr.



Notary Public, State of Texas

EXHIBIT "A"

Page 1 of 5

METES AND BOUNDS

DESCRIPTION

OF

19.642 ACRES

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

Being all that certain tract or parcel of land containing 19.642 acres of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being out of the residue of that certain called 49 1/2 acre parcel as described by deed recorded in Volume 761, Page 587 of the Deed Records of Washington County, Texas, said 19.642 acre tract being more particularly described by metes and bounds as follows, to wit:

Commencing for reference at a 1/2 inch iron rod found for corner, same being in the common northwesterly margin of Kuhn Road (width varies), same being in the common southeasterly line of the residue of said called 49 1/2 acre parcel, same being the common southeast corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 252, Page 34 of the Deed Records of Washington County, Texas, from which a 1/2 inch iron rod found for reference bears South 80 degrees 00 minutes 00 seconds West, a distance of 216.74 feet (called South 80 degrees 00 minutes 00 seconds West) (Basis of Bearings);

THENCE, with said common northwesterly margin and said common line, North 80 degrees 00 minutes 00 seconds East, a distance of 632.37 feet (called North 80 degrees 00 minutes 00 seconds East) to a 1/2 inch iron rod set for corner, and same being the POINT OF BEGINNING and most southerly southwest corner of the tract herein described;

THENCE, leaving said northwesterly margin, North 12 degrees 35 minutes 21 seconds West, a distance of 284.15 feet to a 1/2 inch iron rod set for corner, and same being an interior corner of the tract herein described;

THENCE, South 83 degrees 28 minutes 38 seconds West, a distance of 159.20 feet to a 1/2 inch iron rod set for corner, and same being a southerly interior corner of the tract herein described;

THENCE, South 77 degrees 54 minutes 35 seconds West, a distance of 483.74 feet to a 1/2 inch iron rod set for corner, and same being the most westerly southwest corner of the tract herein described;

THENCE, North 13 degrees 58 minutes 23 seconds West, a distance of 463.87 feet to a 1/2 inch iron rod found for corner, same being the common southeast corner of that certain called 1.031 acre parcel as described by deed recorded in Volume 346, Page 162 of the Deed Records of Washington County, Texas, and same being a westerly corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West (called North 14 degrees 33 minutes 12 seconds West) pass at a distance of 208.87 feet (called 208.75 feet) a 1/2 inch iron rod found for corner, same being the common northeast corner of said called 1.031 acre parcel,

EXHIBIT "A"

Page 2 of 5

in all, a distance of 464.03 feet to a 1/2 inch iron rod set for corner, same being in the common northwesterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southeasterly margin of County Road No. 32 (Salem Church Road) (width varies), and same being the northwest corner of the tract herein described;

THENCE, with said common line and with said common southeasterly margin, North 68 degrees 07 minutes 54 seconds East, a distance of 694.74 feet (called North 68 degrees 30 minutes 00 seconds East) to a 3/8 inch iron rod found for corner, same being the common northwest corner of that certain called 1.00 acre parcel as described by deed recorded in Volume 584, Page 116 of the Official Records of Washington County, Texas, and same being the most northerly northeast corner of the tract herein described, from which a concrete highway monument found for reference bears North 68 degrees 39 minutes 20 seconds East, a distance of 226.89 feet (called North 68 degrees 23 minutes 03 seconds East, 225.65 feet) same being the northeast corner of said called 1.00 acre parcel, and same being the intersection of said southeasterly margin of County Road No. 32 and the southwesterly right-of-way line of State Highway No. 36 (width varies);

THENCE, leaving said common southeasterly margin and with said common line, South 13 degrees 53 minutes 38 seconds East, a distance of 194.16 feet (called South 14 degrees 12 minutes 40 seconds East, 194.69 feet) to a 3/8 inch iron rod found for corner, same being the common southwest corner of said called 1.00 acre parcel, and same being a northeasterly interior corner of the tract herein described;

THENCE, continuing with said common line, North 76 degrees 06 minutes 22 seconds East, a distance of 194.98 feet (called North 75 degrees 47 minutes 20 seconds East, 194.69 feet) to a 1/2 inch iron rod set for corner, same being the common southeast corner of said called 1.00 acre parcel, same being in the common northwesterly line of the residue of the aforementioned called 49 1/2 acre parcel, same being in the common southwesterly right-of-way line of said State Highway No. 36, and same being the most easterly northeast corner of the tract herein described;

THENCE, with said common line and said common southwesterly right-of-way line, South 06 degrees 15 minutes 16 seconds East, a distance of 415.92 feet (called South 05 degrees 17 minutes 00 seconds East) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 09 degrees 40 minutes 53 seconds East, a distance of 145.05 feet (called South 08 degrees 40 minutes 00 seconds East, 145.00 feet) to a concrete highway monument found for corner, and same being an easterly exterior corner of the tract herein described;

THENCE, continuing with said common line and said common southwesterly right-of-way line, South 13 degrees 52 minutes 19 seconds East (called South 12 degrees 55 minutes 00 seconds East) pass at a distance of 598.29 feet a concrete highway monument found for corner, in all a distance of 602.23 feet to a 1/2 inch iron rod set for corner, same being the common southeast corner of the residue of the aforementioned called 49 1/2 acre parcel, same being the intersection of said common southwesterly right-of-way line of State Highway No. 36 and the aforementioned common northwesterly margin of Kuhn Road, and same being the southeast corner of the tract herein described;

THENCE, with said common northwesterly margin and with said common line, South 80 degrees 00 minutes 00 seconds West, a distance of 188.34 feet (called South 80 degrees 00 minutes 00 seconds West) to the POINT OF BEGINNING of the tract herein described and containing 19.642 acres of land, more or less.

COMPILED BY:

A-SURVEY, INC.
19 N. Miller
Bellville, Texas 77418
1-409-865-8111
April 2, 1995
PROJECT NO. 94388A



EXHIBIT "A"

Page 3 of 5

Save, Less and Except:

TRACT ONE:

METES AND BOUNDS

DESCRIPTION

OF

1.000 ACRE

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 1.000 acre of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel as described by deed recorded in Volume 948, Page 839 of the Official Records of Washington County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/4 inch iron rod found for corner, same being in the common southeasterly margin of County Road No. 32 (a.k.a. Salem Church Road) (width varies), same being the common northeast corner of that certain Tract I called 19.687 acre parcel as described by deed recorded in Volume 792, Page 348 of the Official Records of Washington County, Texas, and same being the POINT OF BEGINNING and northwest corner of the tract herein described;

THENCE, with said common southeasterly margin and said common line, North 68 degrees 08 minutes 37 seconds East, a distance of 172.13 feet (called North 68 degrees 08 minutes 37 seconds East, 172.13 feet) to a 1/4 inch iron rod found for corner, same being the most northerly northwest corner of the residue of that certain Tract II called 19.642 acre parcel as described by deed recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and same being the northeast corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 14 degrees 18 minutes 29 seconds East, a distance of 255.28 feet (called South 14 degrees 18 minutes 29 seconds East, 255.28 feet) to a 1/4 inch iron rod found for corner, same being a common westerly interior corner of the residue of said Tract II called 19.642 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, South 68 degrees 08 minutes 37 seconds West, a distance of 172.13 feet (called South 68 degrees 08 minutes 37 seconds West, 172.13 feet) to a 1/4 inch iron rod found for corner, same being the most westerly northwest corner of the residue of said Tract II called 19.642 acre parcel, same being the common northeast corner of that certain called 1.000 acre parcel as described by deed recorded in Volume 974, Page 21 of the Official Records of Washington County, Texas, same being a common easterly corner of said Tract I called 19.687 acre parcel, and same being the southwest corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West, a distance of 255.28 feet (called North 14 degrees 18 minutes 29 seconds West, 255.28 feet) (Basis of Bearings) to the POINT OF BEGINNING of the tract herein described and containing 1.000 acre of land, more or less.

PROJECT NO. 02300A
December 12, 2002

COMPILED BY:



19 N. Miller

Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

EXHIBIT "A"

Page 4 of 5

Save, Less and Except:

TRACT TWO:

Blakely Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

5.00 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the John Carington Survey, Abstract No. 129, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011, from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set 1/2 inch iron rod, lying in the Southeast margin of Salem Road (public right-of-way), also lying in a Northwest line of the original called 19.642 acre tract, marking the Northeast corner of the Julie D. Shows called 1.00 acre tract (Volume 1227, Page 473, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract (a found 1/2 inch iron rod at fence corner, marking the Northwest corner of said Shows called 1.00 acre tract, bears S 68deg 07min 54sec W, 172.13 ft., from this point for reference);

THENCE along the Southeast margin of Salem Road, with a Northwest line of the herein described tract, N 68deg 07min 54sec E (record bearing for the Northwest line the original called 19.642 acre tract, this line being the BASIS OF HEARING LINE for this survey), 336.88 ft., to a 1/2 inch iron rod, set for corner, and marking the Northeast corner of the herein described tract (a found 3/8 inch iron rod at fence corner, marking a Northeast corner of the original called 19.642 acre tract, bears N 68deg 07min 54sec E, 185.74 ft., from this point for reference);

THENCE departing said road margin, with the East line of the herein described tract, S 16deg 34min 20sec E, 505.75 ft., to a 1/2 inch iron rod, set for corner, and marking the Southeast corner of the herein described tract;

THENCE with the Southeast line of the herein described tract, S 68deg 07min 54sec W, 529.42 ft., to a 1/2 inch iron rod, set for corner, lying in an East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract (Volume 761, Page 586, Official Records of Washington County, Texas); also lying in a West line of the original called 19.642 acre tract, and marking the Southwest corner of the herein described tract;

THENCE along a portion of said East line of the Perry Lee Thomas, III, et ux called 19.687 acre tract, and along the East line of the Linda Thomas called 1.031 acre tract (Volume 346, Page 162, Deed Records of Washington County, Texas), with a portion of a West line of the original called 19.642 acre tract, N 13deg 58min 23sec W, 44.01 ft., to a point at railroad cross tie in fence line, marking the Southeast corner of the Linda Thomas called 1.031 acre tract, marking a Northeast corner of said Thomas called 19.687 acre tract, and marking a deed angle of the original called 19.642 acre tract; and, N 14deg 18min 29sec W, 208.75 ft., to a point at railroad cross tie in fence line, marking the Southwest corner of the aforementioned Julie D. Shows called 1.00 acre tract, and marking a Northwest corner of the herein described tract;

THENCE along the Southeast line of said Shows tract, with a Northwest line of the herein described tract, N 68deg 07min 54sec E, 172.13 ft., to a 1/2 inch iron rod, set for corner, marking the Southeast corner of said Shows tract, and marking a re-entrant corner of the herein described tract;

THENCE along the East line of said Shows tract, with a West line of the herein described tract, N 14deg 18min 29sec W, 255.28 ft., to the PLACE OF BEGINNING and containing 5.00 acres of land.

W.O.#2018-2718
May 22, 2018



Michael J. Blakely
Registered Professional Land Surveyor No. 5935
Blakely Land Surveying is a part of this description.

EXHIBIT "A"

Page 5 of 5

Save, Less and Except:

TRACT THREE:

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77834-2037
(979) 836-6677 - Fax (979) 836-1177

3187-17

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

ALVIN JOHN KRENEK AND JOYCE
MARIE KRENEK REVOCABLE LIVING
TRUST DATED MAY 2, 2011

COUNTY OF WASHINGTON

2.548 ACRES

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the John Carrington Survey, A-120, being a portion of the same land described as 19.642 acres in a deed from Perry Lee Thomas, III, et ux to Alvin Krensek and wife, Joyce Krensek, dated July 21, 1995, recorded in Volume 792, Page 344, Official Records of Washington County, Texas (792/344, O.R.W.C., Tx.), and being more fully described by metes and bounds as follows, to wit:

BEGINNING at a concrete highway monument (broken) found at the intersection of the west margin of State Highway 36 (243/589, D.R.W.C., Tx.) with the north margin of Knim Lane, a county maintained road, being the southeast corner hereof and of said original tract;

THENCE along the north margin of Knim Lane, South 77 degrees 22 minutes 07 seconds West, 179.37 feet to the southwest corner hereof, being the southeast corner of a Perry Lee Thomas, III tract called 19.687 acres (792/343, O.R.W.C., Tx.), a 1/2" iron rod found for reference bears North 15 degrees 31 minutes 38 seconds West, 3.44 feet;

THENCE along an east line of said Thomas tract and then through said original tract, as follows:

North 15 degrees 31 minutes 38 seconds West, 287.70 feet to a 1/2" iron rod found at a fence corner for the most easterly northeast corner of said Thomas tract, being an interior corner of said original tract;

North 16 degrees 05 minutes 42 seconds West, 333.67 feet to a 1/2" iron rod set at a cross-tie fence corner for the northwest corner of this tract; and

North 75 degrees 35 minutes 32 seconds East, 170.11 feet to a 1/2" iron rod set on the west margin of State Highway 36 for the northeast corner of this tract;

THENCE along the west margin of said highway, as follows:

South 12 degrees 31 minutes 58 seconds East, 40.62 feet to a concrete highway monument found; and

South 16 degrees 54 minutes 53 seconds East, 606.70 feet to the PLACE OF BEGINNING and containing 2.548 ACRES of land, more or less.

Reference is hereby made to a separate plat of the subject tract.

Iron rods set are fitted with plastic cap stamped "Lampe Surveying".

Bearings are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represent the results of an on the ground survey made under my direction.

Dated this the 18th day of July, 2017.



Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc

J187Krensk
3187-17

Notice of Foreclosure Sale

FILED AND RECORDED
2025 FEB 10 PM 3:10
Beck A. Rasmussen
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. SEE EXHIBIT "A" attached hereto.

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, March 4, 2025

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.

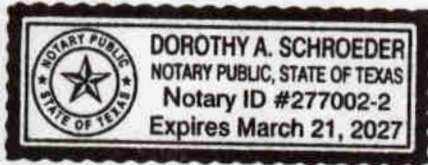


Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 10th day of February, 2025 by Ervin B. Flencher, Jr.

Dorothy A. Schroeder
Notary Public, State of Texas



RECORDER'S MEMORANDUM
ALL OR PART OF THE TEXT ON THIS PAGE
WAS BLURRED, OBFACED, CUT OFF OR NOT
LEGIBLE FOR SATISFACTORY RECORDATION

Exhibit "A"

LAMPE SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
Texas License and Surveying No. 120-0700
P. O. Box 3071, 1404 West 16th Street
Irving, Texas 76114-0307
(972) 414-4477 - Fax (972) 414-1177

MKT-17

THE STATE OF TEXAS SURVEYOR & SURVEYOR
COUNTY OF WASHINGTON 3.513 ACRES ALVIN JOHN KRENEK AND JOYCE
MARIE KRENEK REVOCABLE LIVING
TRUST DATED MAY 5, 2011

All that certain, more or less of land, being not being situated in the City of Irving, Washington County, Texas in the John Krenek Survey, A-133, being a portion of the same land described as 13.641 acres in a deed from Jerry Lee Thomas, III, et al to Alvin Krenek and Joyce Marie Krenek, dated July 24, 1995, recorded in Volume 792, Page 544, Official Records of Washington County, Texas (199514, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

BEING DESCRIBED as a concrete highway easement (road) front of the west portion of Block Highway 34 (Hwy 34, U.S. 920, 113) with the north-south line of Block Lane, a newly constructed road, being the portion of the same land described as 13.641 acres in a deed from Jerry Lee Thomas, III, et al to Alvin Krenek and Joyce Marie Krenek, dated July 24, 1995, recorded in Volume 792, Page 544, Official Records of Washington County, Texas (199514, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

THUS DESCRIBED along the north-south line of Block Lane, North 77 degrees 32 minutes 07 seconds West, 194.57 feet to the southeast corner of the same, being the southeast corner of a Perry Lee Thomas, III tract of 29.07 acres (199514, U.S. 920, 113), a 1/4" line and being the southeast corner of Block Highway 34 (Hwy 34, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

THUS DESCRIBED along the east line of Block Lane, North 77 degrees 32 minutes 07 seconds West, 194.57 feet to the southeast corner of the same, being the southeast corner of a Perry Lee Thomas, III tract of 29.07 acres (199514, U.S. 920, 113), a 1/4" line and being the southeast corner of Block Highway 34 (Hwy 34, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

THUS DESCRIBED along the west-southwest line of Block Lane, North 77 degrees 32 minutes 07 seconds West, 194.57 feet to the southeast corner of the same, being the southeast corner of a Perry Lee Thomas, III tract of 29.07 acres (199514, U.S. 920, 113), a 1/4" line and being the southeast corner of Block Highway 34 (Hwy 34, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

Reference is hereby made to a plat of the subject tract, being the southeast corner of a Perry Lee Thomas, III tract of 29.07 acres (199514, U.S. 920, 113), a 1/4" line and being the southeast corner of Block Highway 34 (Hwy 34, U.S. 920, 113), and being more fully described by name and acreage in Volume 1382, Page 368.

I, LAMPE SURVEYING, INC., Registered Professional Land Surveyors No. 120-0700 of the State of Texas, do hereby certify that this description accurately represents the results of our field survey made under our license.

Dated this 26th day of July 2017.



ALVIN JOHN KRENEK
P.L.S. No. 120-0700
Lampe Surveying, Inc.

Being part of the same property described in deed dated May 5, 2011, executed by Alvin John Krenek (also known as Alvin Krenek) and Joyce Marie Krenek (also known as Joyce Krenek), husband and wife, to Alvin John Krenek (also known as Alvin Krenek) and Joyce Marie Krenek (also known as 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.

Deed of Trust
CSB29431\FINALS_Krenek Tractor

Page 9

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on



SEP 28 2017.
Beth A. Rothmeyer
Beth Rothmeyer, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY TEXAS

2017 SEP 27 P 1:51

Beth A. Rothmeyer
WASHINGTON COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: February 10, 2025

PROMISSORY NOTE: Secured Promissory Note, described as follows:

Original Date: April 18, 2024

Maker: Robert F. Strange Jr. Family Limited Partnership and Robert F. Strange Jr., individually

Payee: TCT Financial V, LLC, a Texas limited liability company

Amount: \$226,600.00

DEED OF TRUST: Deed of Trust, Mortgage, Assignment, Security Agreement and Financing Statement

Original Date: April 18, 2024

Grantor: Robert F. Strange Jr. Family Limited Partnership and Robert F. Strange Jr., individually

Original Trustee: Lauren Allen

Beneficiary: TCT Financial V, LLC, a Texas limited liability company

Recorded in: Instrument Number 2024-2240 of the Official Public Records of Washington County, Texas.

LENDER: TCT Financial V, LLC, a Texas limited liability company

BORROWER: Robert F. Strange Jr. Family Limited Partnership and Robert F. Strange Jr., individually

PROPERTY: The "Mortgaged Property" as described in the Deed of Trust and as described on Exhibit A attached hereto.

SUBSTITUTE TRUSTEE: Pete Florez, Florence Rosas, or David Garvin.

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

c/o Munsch Hardt Kopf & Harr, PC
1717 W. 6th Street, Suite 250
Austin, Texas 78703
Attn: Michael B. Franklin

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 4, 2025, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

FILED AND RECORDED
2025 FEB 10 PM 4:12
Beck A. Rothman
WASHINGTON COUNTY CLERK

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The south entrance of the Washington County Courthouse, located at 100 E. Main Street, Brenham, Washington County, Texas 77833, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Washington County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Washington County, Texas.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other Substitute Trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property includes only Borrower's right, title, and interest in and to oil, gas and other minerals interests (including royalty interests) and is sold and conveyed "AS IS, WHERE IS", and WITH ALL FAULTS.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 State, please send written notice of the active duty military service to the sender of this notice immediately.

ALTHOUGH SUBSTITUTE TRUSTEE(S) WAS PREVIOUSLY APPOINTED PURSUANT TO THE DEED OF TRUST AND THE TEXAS PROPERTY CODE, FOR AVOIDANCE OF DOUBT, THIS INSTRUMENT REAFFIRMS THAT APPOINTMENT AS FOLLOWS: THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE SERVICER.

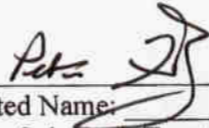

Printed Name: Rita Flores
Title: Substitute Trustee

EXHIBIT "A"
Mortgaged Property

All of Borrower's right, title, and interest in and to the Minerals (hereinafter defined), and any current or future royalties, overriding royalties, bonuses, rents or other monies paid, due, or held in suspense as a result of the extraction, sale, lease, extension, or use of the following, or any proceeds therefrom:

1. The land described on Exhibit "A-1" attached hereto (the "**Lands**").
2. All natural resources or other substance of value which may be extracted or produced from the Lands (the "**Minerals**"). The Minerals include, but are not limited to oil, gas, carbons metals and water.
3. Any substances or materials that result from the extraction of Minerals from the Lands (the "**Products**"). The Products include, but are not limited to the extracted Minerals and any materials or substances created from the extracted Minerals.
4. Any existing leases that cover any part of the Lands (the "**Lease**").

The Mortgaged Property additionally includes all of Borrower's right, title, interest and estate in and to the Minerals and Proceeds and all other claims or causes of action held by or accruing to the Borrower under the Lease and any lease covering interests under the Lands or held by Borrower by virtue of ownership of the Lands, Minerals or Products, including, but not limited to revenues, incomes, and payments from royalties, overriding royalties, lease bonuses, lease extensions, and purchases.

EXHIBIT "A-1"
Lands

WASHINGTON COUNTY, TEXAS:

<u>Lease Name</u>	<u>Abstract</u>	<u>Survey</u>
DAHMAN UNIT	6	AUSTIN, H
GAY HILL FARMS UNIT	109	WILLIAMS, S M
J-TATE	6	AUSTIN, H
MAASS	6	AUSTIN, H
SOUTH GAY HILL FARMS UNIT	109	WILLIAMS, S M

DESCRIPTION:

All of the right, title and interest of Mortgagor, of every nature whatsoever in oil, gas and other minerals, in and under all lands located in Washington County, Texas, including, without limitation, all rights, titles and interests in the above Leases, Abstracts and Surveys, whether or not properly described herein, and including, but not limited to, those lands described herein below, to wit:

PARCEL A:

544.525 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas and being further described in the following eleven (11) tracts:

Tract One: 17.31 acres of land, more or less, situated in the S.M. Williams Survey, A-109, Washington County, Texas, and being more particularly described in that certain Warranty Deed with Vendor's Lien dated June 7, 2004, from Gay Hill Farm Family Limited Partnership, a Texas Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc. and Robert F. Strange Jr. Family Limited Partnership, a Texas Limited Partnership acting by and through its Managing General Partner, Robert F. Strange Jr. Family GP, Inc., to Genevieve M. Zygmanski, a single person, and Valentina Zygmanski Stavinoha, and recorded in Volume 1124, Page 202, Official Records, Washington County, Texas.

Tract Two: 0.50 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, and being more particularly described in that certain Special Warranty Deed dated August 13, 2004, from Elwood J. Kelm and wife, Eunice Kelm, to St. Peter's Evangelical Lutheran Church of Gay Hill, and recorded in Volume 1131, Page 628, Official Records, Washington County, Texas.

Tract Three: 38.772 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, and being more particularly described in that certain Special Warranty Deed dated September 3, 2015, from Valentina Stavinoha to Raymond Joe Stavinoha for the life of Raymond Joe Stavinoha, with remainder to Genevieve Marie Murphy and Lana Lori Bader, in equal shares, and recorded in Volume 1517, Page 437, Official Records, Washington County, Texas.

Tract Four: 41.219 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Warranty Deed with Vendor's Lien dated January 16, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to William B. Powell and wife, Kim K. Powell, and recorded in Volume 978, Page 001, Official Records, Washington County, Texas.

Tract Five: 23.113 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Cash Warranty Deed dated September 17, 2009, from Oniel Charles Mendenhall, Jr. and Jandel Swecker Mendenhall, to Edward M. Kelly and Lisa H. Kelly, and recorded in Volume 1322, Page 295, Official Records, Washington County, Texas.

Tract Six: 34.928 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being all that certain 35.428 acres of land more particularly described in that certain Warranty Deed with Vendor's Lien dated January 29, 2004, from Gay Hill Farm Family Limited Partnership, a Texas Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., and Robert F. Strange Jr. Family Limited Partnership, a Texas Limited Partnership, acting by and through its Managing General Partner, Robert F. Strange Jr. Family GP, Inc., to Elwood J. Kelm and Eunice Kelm, and recorded in Volume 1110, Page 233, Official Records, Washington County, Texas, LESS AND EXCEPT that certain 0.500 acres of land, more or less, being more particularly described in that certain Special Warranty Deed dated August 13, 2004, from Elwood J. Kelm and wife, Eunice Kelm, to St. Peter's Evangelical Lutheran Church of Gay Hill, recorded in Volume 1131, Page 628, Official Records, Washington County, Texas.

Tract Seven: 26.489 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Warranty Deed with Vendor's Lien dated March 9, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to Daniel E. Hudspeth and Eloise R. Hudspeth, and recorded in Volume 983, Page 868, Official Records, Washington County, Texas.

Tract Eight: 49.475 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Warranty Deed with Vendor's Lien dated January 16, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to Gary L. Appell, M.D., and recorded in Volume 978, Page 030, Official Records, Washington County, Texas.

Tract Nine: 186.864 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Warranty Deed with Vendor's Lien dated January 16, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to Elwood J. Kelm and wife, Eunice L. Kelm, and recorded in Volume 977, Page 847, Official Records, Washington County, Texas.

Tract Ten: 51.785 acres of land, more or less, situated in the S. M. Williams Survey, A-109, Washington County, Texas, being more particularly described in that certain Warranty Deed with Vendor's Lien dated August 23, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to Jim Easter and Laurie Easter, and recorded in Volume 1003, Page 201, Official Records, Washington County, Texas.

Tract Eleven: 74.070 acres of land, more or less, situated in the Henry Austin Survey, A-6, Washington County, Texas, and being more particularly described in that certain Warranty Deed with Vendor's Lien dated May 9, 2001, from Gay Hill Farm Family Limited Partnership, acting by and through its Managing General Partner, Gay Hill Farm, Inc., to Claude Merle Crampton and Susan Rebecca Crampton, recorded in Volume 990, Page 146, Official Records, Washington County, Texas.

PARCEL B:

115.227 acres of land, more or less, being a part of the Henry Austin, Survey, A-6, Washington County, Texas and being described as the following two (2) tracts of land:

Tract 1: 62.912 acres of land, more or less, being fully described in that certain Warranty Deed with Vendor's Lien dated June 11, 2002 from Karl A. Amelang and wife, Julia M. Amelang to Scott A. Hooper, recorded at Volume 1035, Page 544 of the Official Records of Washington County, Texas.

Tract 2: 52.315 acres of land, more or less, being fully described in that certain Warranty Deed with Vendor's Lien dated March 25, 2002 from Donald J. Hempel and wife, Cynthia J. Hempel to Scott A. Hooper, recorded at Volume 1028, Page 187 of the Official Records of Washington County, Texas.

Notice of Substitute Trustee Sale

T.S. #: 25-13595

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 3/4/2025
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Washington** County Courthouse in **Brenham**, Texas, at the following location: **THE SOUTH ENTRANCE OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/14/2010 and is recorded in the office of the County Clerk of Washington County, Texas, under County Clerk's File No 5453, recorded on 10/13/2010, in Book 1353, Page 320, of the Real Property Records of Washington County, Texas.
Property Address: 1307 S MARKET ST BRENHAM, TEXAS 77833

Trustor(s):	DONALD KASPROWICZ AND JOHNELLE KASPROWICZ	Original Beneficiary:	BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION
Current Beneficiary:	GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1	Loan Servicer:	GITSIT Solutions, LLC
Current Substituted Trustees:	Auction.com, Enrique Florez, Pete Florez, Debby Jurasek, Rick Snoke, Prestige Default Services, LLC		

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to

FILED AND RECORDED
2025 FEB 11 PM 12:55
Beth A. Pothmann
WASHINGTON COUNTY CLERK

T.S. #: 25-13595

sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DONALD KASPROWICZ AND JOHNELLE KASPROWICZ HUSBAND AND WIFE . The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$226,500.00, executed by DONALD KASPROWICZ AND JOHNELLE KASPROWICZ HUSBAND AND WIFE , and payable to the order of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DONALD KASPROWICZ AND JOHNELLE KASPROWICZ HUSBAND AND WIFE to DONALD KASPROWICZ AND JOHNELLE KASPROWICZ. GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

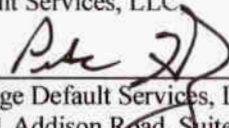
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1
c/o GITSIT Solutions, LLC
333 S. Anita Drive,
Suite 400,
Orange, CA 92868
888) 566-3287

T.S. #: 25-13595

Dated: 2-11-25

Auction.com, Enrique Florez, Pete Florez, Debby Jurasek, Rick Snoke, Prestige Default Services, LLC


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING THE SOUTH PART OF LOT NO. 3 IN BLOCK E OF KEY'S 2ND ADDITION TO THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE FOR CORNER WHERE THE EAST LINE OF MARKET STREET INTERSECTS WITH THE NORTH LINE OF TOM GREEN STREET, WHICH WAS FORMERLY KNOWN AS SEVENTH STREET, THE SAME BEING

THE S.W. CORNER OF THE LOT HEREIN CONVEYED, THENCE IN A NORTHERLY DIRECTION FOLLOWING THE EAST LINE OF SAID MARKET STREET 149 FEET TO CORNER, SAME BEING THE S.W. CORNER OF A LOT OWNED BY A. MAREK, THENCE IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF THE SAID LOT OWNED BY A. MAREK 890 FEET TO STAKE FOR CORNER, SAME BEING ALSO THE S. E. CORNER OF THE LOT OWNED BY A. MAREK; THENCE IN A SOUTHERLY DIRECTION 149 FEET PARALLEL WITH THE EAST LINE OF MARKET STREET TO CORNER IN NORTH LINE OF TOM GREEN STREET, THENCE WITH THE NORTH LINE OF TOM GREEN STREET IN A WESTERLY DIRECTION 298 FEET TO THE PLACE, OF BEGINNING.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED FEBRUARY 29, 1912, FROM M. L. G. STONE, ACTING INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF MRS. A. M. GIDDINGS, DECEASED, TO F. A. WINDHAUSEN RECORDED IN VOLUME 62, PAGE 318 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS.

LESS AND EXCEPT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF BRANHAM A. HARRINGTON LEAGUE A-55 WASHINGTON COUNTY, TEXAS OUT OF AND A PART OF LOT 3, BLOCK E. OF THE KEY'S SECOND ADDITION CONTAINING A PORTION OF THE LOT DESCRIBED IN DEED DATED 29 FEBRUARY 1912 FROM M. L. G. STONE TO F. A. WINDHAUSEN RECORDED IN VOLUME 62 AT PAGE 316 OF DEED RECORDED OF WASHINGTON COUNTY, TEXAS.

BEGINNING AT THE SOUTHWEST CORNER OF THIS SURVEY, AN IRON PIN SET ON THE EAST MARGIN OF S. MARKET STREET AT AN INTERSECTION WITH THE NORTH MARGIN OF EAST TOM GREEN STREET FOR THE SOUTHWEST CORNER OF THE ORIGINAL WINDHAUSEN LOT AND SOUTHERN CORNER OF LOT 3, BLOCK E, KEY'S SECOND ADDITION TO THE CITY OF BRANHAM, TEXAS OF WHICH THIS SURVEY IS A PART;

THENCE WITH THE EAST MARGIN OF MARKET STREET AND WEST BOUNDARY OF SAID LOT 3, N 12° 27' 09" W 149.05 FT WITH THE WEST BOUNDARY OF THE WINDHAUSEN LOT TO THE NORTHWEST CORNER THEREOF AN IRON PIN SET FOR THE NORTHWEST CORNER OF THIS PARCEL;

THENCE DEPARTING FROM SAID STREET WITH THE NORTH LINE OF THE WINDHAUSEN LOT N 76° 50' 10" E 4.00 FT TO AN IRON PIN SET FOR THE NORTHEAST CORNER THEREOF;

THENCE SEVERING THE WINDHAUSEN LOT WITH THE EASTERN BOUNDARY OF THIS PARCEL S 12° 27' 09" E 105.00 FT. TO AN IRON IN SET AT AN ANGLE POINT S 24° 06' 17" E 29.71 FT TO AN IRON PIN SET AT AN ANGLE POINT AND S 66° 20 09" E 24.75 FT. TO AN IRON PIN SET ON THE NORTH MARGIN OF TOM GREEN STREET CORNER WITH THE SOUTH BOUNDARY

OF THE WINDHAUSEN LOT SOUTH BOUNDARY OF SAID LOT 3;

THENCE WITH SAID COMMON BOUNDARY, S76° 46' W 30.00 FT. TO THE PLACE OF THE BEGINNING, CONTAINING 921 SQUARE FEET OR 0.021 ACRE OF LAND.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MAY 15, 1992, FROM JOHNELLE KESPROWICZ AND DONALD F. KASPROWICZ TO THE CITY OF BRENHAM RECORDED IN VOLUME 671, PAGE 682 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.