

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

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

Legal Description:

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

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

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

Foreclosure Sale:

Date: Tuesday, March 5, 2024  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.  
Place: Washington County Courthouse  
100 East Main Street  
Brenham, Texas 77833  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Citizens State Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

FILED AND RECORDED  
2024 FEB -9 PM 12:07  
Becky A. Rothman  
WASHINGTON COUNTY CLERK



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.

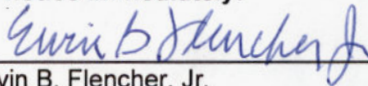
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

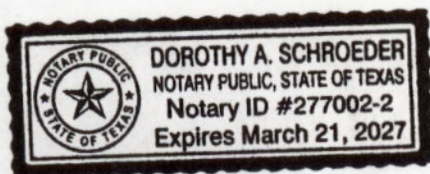
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active-military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.**

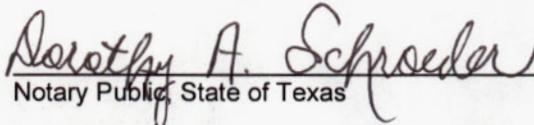
  
\_\_\_\_\_  
Ervin B. Flencher, Jr.  
155 8th Street  
Somerville, Texas 77879

STATE OF TEXAS )

COUNTY OF BURLESON )

This instrument was acknowledged before me on FEBRUARY 9, 2024 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.



  
\_\_\_\_\_  
Dorothy A. Schroeder  
Notary Public, State of Texas



# EXHIBIT "A"

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

1798-99

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

EDNA MAE REUE MOELLER

COUNTY OF WASHINGTON

11.000 ACRES

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

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

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

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

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

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

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

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

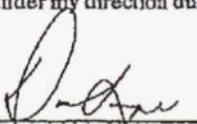
THENCE, along the east margin of Clover Road for the west line hereof, N 19°32'17" W, at 4.00 feet pass said found 1/2" iron rod, at a total distance of 649.57 feet, to the PLACE OF BEGINNING, containing 11.000 ACRES of land. Surveyed by Donald W. Lampe, Registered Professional Land Surveyor No. 1732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

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

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

Dated this the 19th day of April, 1999.



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



## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN WASHINGTON COUNTY, TEXAS OUT OF THE SILAS CREEK SURVEY, ABSTRACT 28, CONTAINING 8.00 ACRES OF LAND, MORE OR LESS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

Date: March 5, 2024

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: WASHINGTON County at the south entrance of the Washington County Courthouse in Brenham, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, 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. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The 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 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. 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 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable

xxx646 Laskowski

FILED AND RECORDED

2024 FEB 12 PM 4:25

*Beck A. Rothmeier*  
WASHINGTON COUNTY CLERK




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.

6. 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 sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Gary Laskowski and Denese R. Laskowski ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated June 2, 2003 and executed by Debtor in the Original Principal Amount of \$143,250.00. The current beneficiary of the Deed of Trust is U.S. Bank Trust National Association, as Trustee of Igloo Series V Trust, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated June 2, 2003, designating Robert K. Fowler as the Original Trustee and is recorded in the office of the County Clerk of WASHINGTON County, Texas, under Volume 1079, Page 728, Instrument No. 4077, Of the Real Property Records of WASHINGTON County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED 2-12-24



Pete Florez, Megan Randle, Ebbie Murphy, Florence Rosas, David Garvin, Richard E. Anderson, Ray Vela or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

## EXHIBIT "A"

**8000 AC. GARY LASKOWSKI**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situated in Washington County, Texas out of and a part of the Silas Clark Survey A-28 containing the same property described as 8,000 acres in a Gift Deed dated May 28, 1997, executed by Gilbert Laskowski, et al to Gary Laskowski and recorded in Volume 866 at Page 653 of the Official Records of Washington County, Texas (866/653 O.R.W.C.), Being the same property described in a Quitclaim Deed dated July 13, 2001, executed by Frances Laskowski to Gary Laskowski, recorded in Volume 997, Page 749 of the Official Records of Washington County, Texas.

BEGINNING at the northeast corner of this survey; a point in the center of the north fork of Caney Creek at an intersection with the west margin of Sanger Road for the southeast corner of a Gilbert Zientek tract described as 14,000 acres is deed recorded in Volume 672, Page 275 of the Official Records of Washington County, Texas (672/275 O.R.W.C.) and northeast corner of the above referenced 8,000 acre tract: A 1/2" iron pin found on the south bank; thence S 08° 37' 00" E 19.00 feet (corner point);

THENCE leaving the creek with the fenced west margin of said road which runs along the east boundary of the Silas Clark Survey; S 08° 37' 00" E 630.17 ft. (Deed Call S 08° 37' 00" E 630.17) to a 1/2" iron pin found at the northeast corner of a 4.379 acre parcel set apart for Cindy Laskowski in the division of the Gilbert Laskowski, et ux heirs (866/653 O.R.W.C.);

THENCE departing from said road line; S 81° 23' 00" W 563.38 ft. with the northern boundary of said 4.379 acre Cindy Laskowski tract to the northwest corner thereof; a 1/2" iron pin found at a fence on the east boundary of Woodley Family Partnership, LTD land called 377.15 acres (735/343 & 396 O.R.W.C.) for the southwest corner hereof;

THENCE running along or near a fence with the west line of this Gary Laskowski tract common with the east line of the Woodley Family Partnership, LTD land; N 08° 39' 49" W, at 549.68 ft. pass a 1/2" iron pin found for line and compass for a total of 562.20 ft. to an intersection with the middle of Caney Creek same as the south boundary of said Gilbert Zientek 14,000 acre tract for the northwest corner of this Gary Laskowski 8,000 acre tract;

THENCE running in the middle of Caney Creek with its meanders for the common boundary of Zientek and Laskowski; S 84° 17' 00" E 5.78 ft.; S 77° 43' 00" E 83.55 ft.; N 65° 19' 00" E 65.40 ft.; N 45° 51' 00" E 155.82 ft.; N 54° 22' 00" E 63.29 ft.; N 76° 28' 00" E 76.00 ft.; S 78° 05' 00" E 136.20 ft. and N 76° 38' 00" E 40.90 ft. to the place of beginning containing 8,000 acres of land.

This field note description is accompanied by plat of even date.