

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: 05/03/2019
Grantor(s): CARRIE L. CASH AND JARED P. CASH, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$201,465.00
Recording Information: Book 1675 Page 716 Instrument 2821
Property County: Washington
Property: (See Attached Exhibit "A")
Reported Address: 770 GILMORE RD, BRENHAM, TX 77833-1262

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Current Beneficiary: Lakeview Loan Servicing, LLC
Mortgage Servicer Address: 5151 Corporate Dr., Troy, MI 48098

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2024
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Washington County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Washington County Commissioner's Court, at the area most recently designated by the Washington County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED AND RECORDED
2024 AUG 12 AM 9:17
Beth A. Rothman
WASHINGTON COUNTY CLERK

~~FILED AND RECORDED
2024 AUG 12 AM 8:56
Beth A. Rothman
WASHINGTON COUNTY CLERK~~
TR

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Amy Oian, Kathleen Adkins, Evan Press, Cary Corenblum, Joshua Sanders, Kristopher Holub, Michael Kolak, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 8-12-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

By: 

Exhibit "A"

HILTON A. LADEWIG ESTATE, ET AL
9.70 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 9.70 ACRES SITUATED IN WASHINGTON COUNTY, TEXAS, BEING OUT OF THE S.M. WILLIAMS SURVEY, ABSTRACT NO. 109, AND BEING A PORTION OF A CALLED 12 ACRE TRACT DESCRIBED IN THAT DEED DATED AUGUST 29, 1959, FROM J.O. GILMORE, ET UX TO HILTON A. LADEWIG, ET UX, RECORDED IN VOLUME 223, PAGE 434 OF THE DEED RECORDS OF WASHINGTON COUNTY, TEXAS, SAID 9.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT AN EXISTING RAILROAD TIE FENCE CORNER, LYING IN THE NORTHEAST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY, MARKING THE APPARENT SOUTH CORNER OF THE ORIGINAL CALLED 12 ACRE TRACT (HEREAFTER REFERRED TO AS "ORIGINAL TRACT"), AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHEAST LINE OF SAID BURLINGTON NORTHERN SANTA FE RAILWAY, WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, N 30DEG 00MIN 00SEC W, 779.91 FT., TO A FOUND 3/8 INCH IRON ROD AT FENCE CORNER, MARKING A SOUTH CORNER OF THE MARTINSON LIMITED PARTNERSHIP CALLED 3.6954 ACRE TRACT (VOLUME 1301, PAGE 505, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS), THE OCCUPIED WEST CORNER OF THE ORIGINAL TRACT, AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID BURLINGTON NORTHERN SANTA FE RAILWAY, ALONG A SOUTHEAST LINE OF THE CALLED 3.6954 ACRE TRACT, N 49DEG 08MIN 48SEC E, 554.59 FT., TO A PIPE FENCE CORNER POST, MARKING A RE-ENTRANT CORNER OF THE CALLED 3.6954 ACRE TRACT, THE OCCUPIED NORTH CORNER OF THE ORIGINAL TRACT, AND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH A PORTION OF THE NORTHEAST LINE OF THE ORIGINAL TRACT, S 36DEG 00MIN 00SEC E, 225.00 FT., TO A 1/2 INCH IRON ROD, SET FOR CORNER, MARKING A DEED ANGLE OF THE ORIGINAL TRACT, AND; S 29DEG 45MIN 00SEC E, 343.27 FT., TO A 1/2 INCH IRON ROD, SET FOR CORNER, MARKING THE NORTH CORNER OF A 1.50 ACRE TRACT (SURVEYED THIS DATE), AND MARKING AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHWEST AND SOUTHWEST LINES OF THE 1.50 ACRE TRACT (SURVEYED THIS DATE, S 66DEG 14MIN 40SEC W, 157.22 FT, TO A 1/2 INCH IRON ROD, SET FOR CORNER, MARKING THE WEST CORNER OF THE 1.50 ACRE TRACT, AND, S 24DEG 51MIN 44SEC E, 377.13 FT., TO A 1/2 INCH IRON ROD, SET FOR CORNER, LYING IN THE NORTHWEST MARGIN OF GILMORE ROAD (PUBLIC RIGHT-OF-WAY), ALSO LYING IN THE SOUTHEAST LINE OF THE ORIGINAL TRACT, MARKING THE SOUTH CORNER OF SAID 1.50 ACRE TRACT, AND AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A PORTION OF THE SOUTHEAST LINE OF THE ORIGINAL TRACT, S 66DEG 14MIN 40SEC W, 378.89 FT., TO THE PLACE OF BEGINNING AND CONTAINING 9.70 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Notice of Substitute Trustee's Sale

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

FILED AND RECORDED
2024 SEP - 3 PM 2:00
Public Official
WASHINGTON COUNTY CLERK

WHEREAS, by the Deed of Trust And Security Agreement, dated September 14, 2023 (the "DOT"), executed by TXCity WS, LLC a Texas limited liability company ("TXCity" and/or "Grantor"), and recorded under Clerk's File No. RP-2023-5796 in the Real Property Records of Washington County, Texas on September, 18, 2023 (the "Deed of Trust"), to which Deed of Trust and the record thereof reference is here made for all purposes, TXCity as Grantor, originally conveyed to Christopher Matulis, as Trustee to secure that one Promissory Note, dated September 14, 2023, executed by TXCity, payable to the order of Silver City Funding, LLC, a Texas limited liability company ("SCF" and/or "Beneficiary") (the "Note"), certain real property being described as follows:

See Exhibit "A" attached hereto and made a part hereof.

(the "Land" or "Property") together with all Improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right, title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-or-way, any strips or gores of real property between such real property and abutting or adjacent properties, all water and water rights, timber and crops pertaining to such real estate, and all reversions and remainders in or to such real property.

WHEREAS, default has occurred under the terms of the Note and in that the indebtedness evidenced thereby is now wholly due, and the Whitfield has failed, and continues to fail, to pay the Note, SCF as the owner and holder of the Note, and Beneficiary of the Deed of Trust, requested the undersigned, or other designated substitute trustees, to sell the Property to satisfy the indebtedness; and,

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that after posting and filing this Notice at the place or places, and in the time required by law and by the Deed of Trust, I, or other designated substitute trustees, will sell, for cash or cash equivalent, to the highest bidder, at steps of the south entrance of the Washington County Courthouse located at 100 E. Main St, Brenham, Washington County, TX 77833, in the City of Brenham per order recorded in Clerk's File No. Volume Q, Page 393 or such other location as may be designated after the sending of this notice and before the time of the sale, in which the Property is situated, to the highest bidder on Tuesday, the 1st day of October 2024, which sale shall begin at 10:00 a.m. or not later than three hours thereafter.

The sale noticed herein shall include the interest of TXCity in all real property, fixture and personal property covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness, SCF, having directed the undersigned to sell, and the undersigned hereby noticing the sale of, said fixtures and property pursuant to rights granted to SCF, under Section 9.50(d) of the Texas Business and Commerce Code.

THE SALE OF THE PROPERTY DESCRIBED HEREIN IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED, SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY PURCHASER.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. No representations of warranty are being made (express or implied) regarding the title to or the condition of the Property.

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.

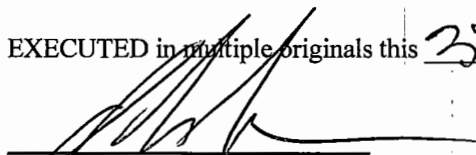
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or the Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposed and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

The contact information for the Substitute Trustee is:

Christopher M. Thornhill
The Thornhill Law Firm, P.C.
2525 N. Loop West, Ste. 250
Houston, Harris County, Texas 77008
Tel: (281) 968-8105
Email CTHORNHILL@THORNHILLLAWFIRM.NET

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.

EXECUTED in multiple originals this 3rd day of September, 2024.

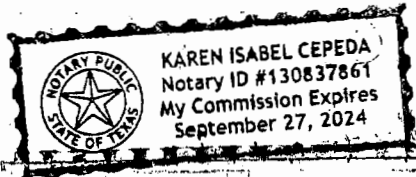



Christopher M. Thornhill
Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

Before me, the undersigned authority, on this day personally appeared Christopher M. Thornhill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Substitute Trustee for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of September 2024.





Notary Public in and for the State of Texas
My commission expires: 09/27/24

After recording return to:
The Thornhill Law Firm, P.C.
2525 N. Loop West, Ste. 250
Houston, Harris County, Texas 77008

EXHIBIT "A"

A tract of land containing 0.50 acre described as the west part of lot 9-a of cooke addition to the city of brenham, being part of the same lands described in deed to sally rost containing 0.729 acre, recorded in volume 896, page 354 of the official records of washington county, texas, save and except that certain tract described in deed to dennis maynard, recorded in volume 1043 page 442 of the official public records of washington county, said 0.50 acre being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod (found) for the southwest corner lot 9-a and the herein described tract, said point being the southeast corner of lot 8-a described in deed to clarence mahlmann, recorded in volume 254, page 537 of the deed records of washington county, and being in the northerly right-of-way line of cooke street (closed);

Thence n 13deg 06min 49sec w along the easterly line of the said lot 8-a, a distance of 241.39 feet to a point for a corner in a concrete walk in the southerly right-of-way line of west germania street, said point being the northeast corner of lot 8-a and the northwest corner of lot 9-a;

Thence n 76deg 57min 24sec e along the southerly line of west germania street, a distance of 89.95 feet to a point for a corner in a concrete wingwall, said point being the northwest corner of a tract known as the northerly portion of the easterly part of lot 9-a, described in deed to david works, et ux, recorded in volume 1024, page 634 of the official records of washington county;

Thence s 13deg 06min 00sec e along the west line of the said works tract, at 112.11 feet passing a 1/2" iron rod (found on line) for the southwest corner of the said works tract and the northwest corner of the above said maynard tract, a total distance of 241.66 feet to a capped 1/2" iron rod (found) for the southwest corner of the maynard tract and the southeast corner of the herein described tract in the northerly line of cooke street;

Thence s 77deg 07min 52sec w along the northerly line of cooke street, a distance of 89.89 feet to the point of beginning and containing 0.50 acre of land.

NOTICE OF FORECLOSURE SALE

September 6, 2024

FILED AND RECORDED
2024 SEP -9 PM 3:33
Beck A. Zimmerman
WASHINGTON COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: November 23, 2021

Grantor: Justin Ryan Elliott and Robin Kate Elliott

Trustee: Liang Gao

Lender: Windsor Chase, LLC

Recorded in: Volume No. 1810, Page 488 of the Official Records of Washington County, Texas

Legal Description: 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, (Called Tract 5) being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by metes and bounds in the Attached Exhibit A.

Secures: Promissory Note ("Note") in the original principal amount of \$352,500.00, executed by Justin Ryan Elliott and Robin Kate Elliott ("Borrower") and payable to the order of Lender

Substitute Trustee: Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, October 1, 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 1:00 P.M. and not later than three hours thereafter.

Place: Washington County Courthouse located at 100 E. Main, Suite 102, Brenham, Texas 77833, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Washington County, Texas.

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 Windsor Chase, LLC'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, Windsor Chase, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Windsor Chase, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Chase, LLC'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Windsor Chase, LLC 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 Windsor Chase, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

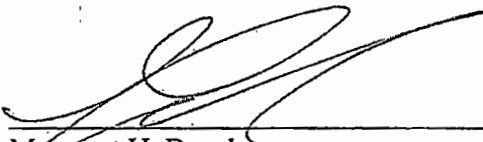
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

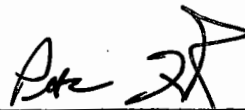
further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Margaret H. Banahan
Texas Bar No. 24078188
Veronica Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Megan Randle, Pete Florez, Ebbie Murphy, Florence
Rosas, David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

JA 211892E

**FIELD NOTE DESCRIPTION
TRACT 5
15.060 ACRES
IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83,
WASHINGTON COUNTY, TEXAS**

BEING a 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the southeasterly margin of Farm to Market Road 912 (FM 912), for the common northerly corner of said 232.6 acre tract and that certain called 91.609 acre tract described in instrument to Kenneth Sommers, recorded in Volume 1123, Page 572, O.P.R.W.C.T.;

THENCE South 65°44'17" West, 578.36 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner and POINT OF BEGINNING of the herein described 15.060 acre tract;

THENCE severing, over and across said 232.6 acre tract, the following three (3) courses and distances:

1. South 03°29'49" East, 1,643.87 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°39'22" West, 419.51 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03°29'49" West, 1,483.68 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, for the northwesterly corner of the herein described 15.060 acre tract;

THENCE North 65°44'17" East, 448.65 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to the POINT OF BEGINNING;

CONTAINING a computed area of 15.060 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 1, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-15 TR 5.

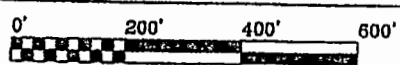
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

May 3, 2021
Date

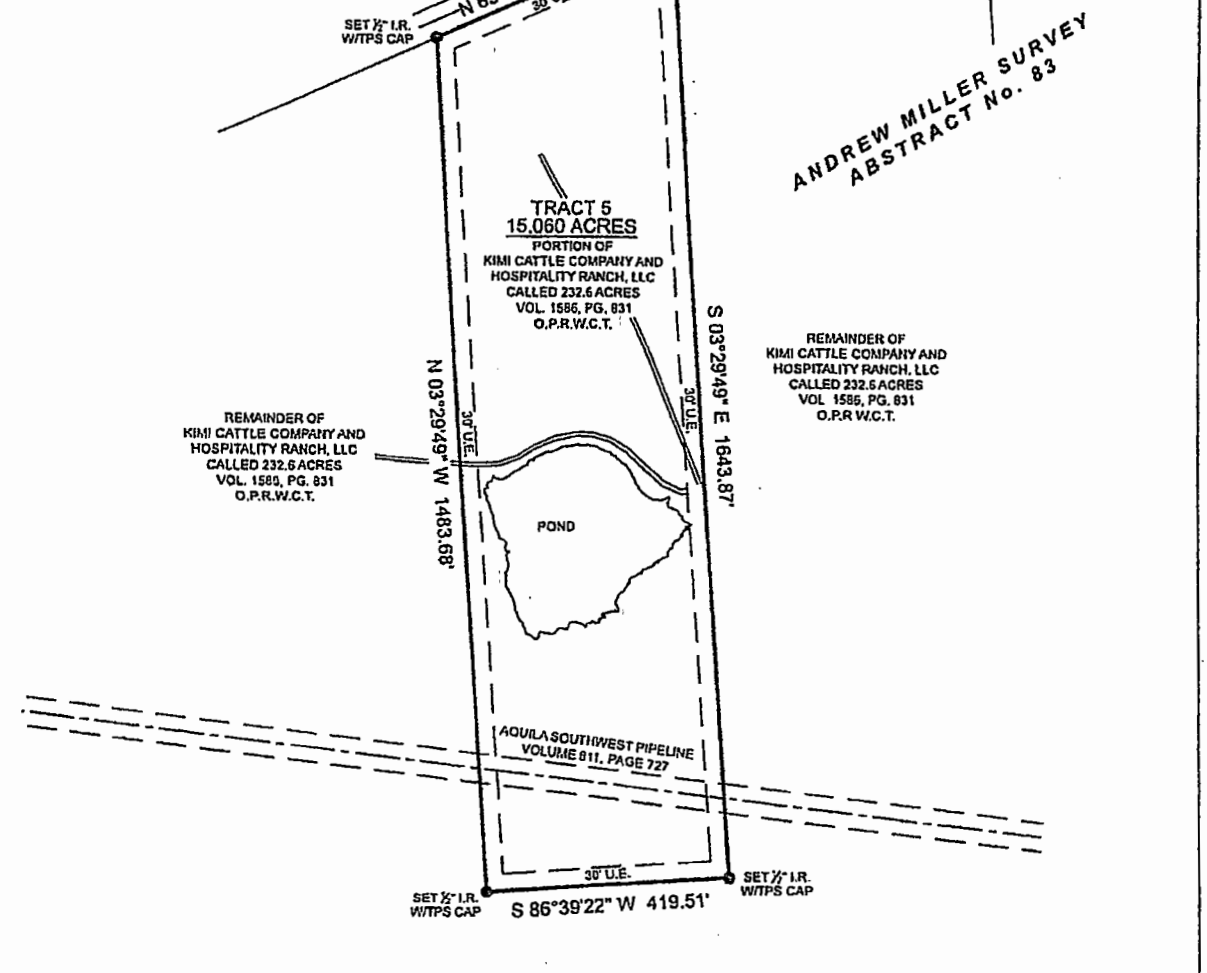


Carey A. Johnson
R.P.L.S. No. 6524

TA 21 18529



- SYMBOL LEGEND**
- Overhead Power Line
 - Guy Wire
 - Wood Fence
 - Wrought Iron Fence
 - Chainlink Fence
 - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Set Iron Rod w/TIPS Cap
 - End Iron Rod



REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1589, PG. 831
O.P.R.W.C.T.

**TRACT 5
15.060 ACRES**
PORTION OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

**ANDREW MILLER SURVEY
ABSTRACT No. 83**

REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

REMAINDER OF
KIMI CATTLE COMPANY AND
HOSPITALITY RANCH, LLC
CALLED 232.6 ACRES
VOL. 1586, PG. 831
O.P.R.W.C.T.

BOUNDARY SURVEY

General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not coveny to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Sealing according to Community Panel No. 48477C0175C having an effective date of 8-16-2011.
 Job No.: B563-15 TR 5
 Scale: 1"=200'
 Date: 5-1-2021
 Drawn By: CPP
 Field Crew: TC
 Revised:

Purchaser: Blue Indie Realty
 Address: FM 912, Washington Tx. 77860
 Lot: _____ Block: _____ Section: _____
 Survey: Andrew Miller A 83
 Area: 15.060 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Records: _____
 Washington County, Texas

BEING a 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.050 acre tract being more particularly described by attached metes and bounds description.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL
 SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77301
 PH (936) 756-7447 - FAX (936) 756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 102834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).
 Basis of Bearings

Notice of Foreclosure Sale

Paul A. Zimmerman
WASHINGTON COUNTY CLERK

2024 SEP 10 AM 8:37

FILED AND RECORDED

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, October 1, 2024

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

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

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

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

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

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Citizens State Bank. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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

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

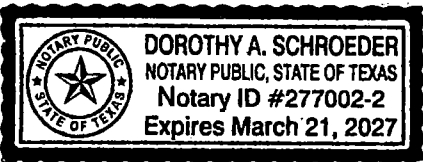
Ervin B. Flencher, Jr.

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

STATE OF TEXAS)

COUNTY OF BURLESON)

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



Dorothy A. Schroeder
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 (Tidemann Bros. body shop); on the North by Embrey Street or State Highway No. 90; 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. 90; 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. Timmons, 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. 90;

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, 84.6 ft. to the place of beginning, containing 14,316 square feet or 0.339 acre of land, more or less.

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

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

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EXHIBIT A

TRACT 1:

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 metes and bounds as follows, to-wit:

A tract of land southeast of Brenham-Washington Highway, opposite Station 1010/40 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 Southwest corner of Mrs. Nellie Ebbrey's land;

THENCE along the fence line between the old Gamble lot and Mrs. Nellie Ebbrey'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. West, 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 122 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, 1921, 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 Klen and Herbert Zushke on May 14, 1925, by deed recorded in Volume 91, Page 204, 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 333, beginning at Page 211 of the Deed Records of Washington County, Texas.

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