

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: November 4, 2022

Grantors: Daniel Raymond Sierra and spouse, Jennifer Sierra

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1866, Page 620, Official Records of Washington County, Texas.

Legal Description:

All that certain tract or parcel of land, lying and being 10.000 acres, more or less, situated in Washington County, Texas in the A. Miller Survey, A-83, being part of the same land described as 98.616 acres in a deed from JPMorgan Chase Bank, N.A., Trustee of the Travis Medve Section 142 Trust to Travis Medve, dated January 22, 2014, recorded in Volume 1459, Page 751, Official Records of Washington County, Texas, and being more specifically described in Exhibit "A", attached hereto.

Also being the same property described in deed dated July 01, 2020, from Travis Medve, joined pro forma by spouse, Samantha Ullrich Medve to Daniel Raymond Sierra and Jennifer Lynn Sierra, recorded in Volume 1728, Page 051 of the Official Records of Washington County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$727,706.00, executed by Daniel Raymond Sierra, a married person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 6, 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.

FILED AND RECORDED
2025 APR 14 PM 12:12
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.

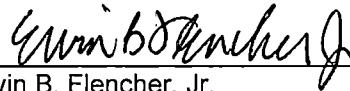
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

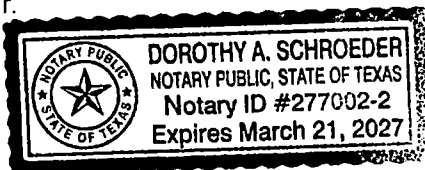
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 the 14th day of April 2025 by Ervin B. Flencher, Jr.



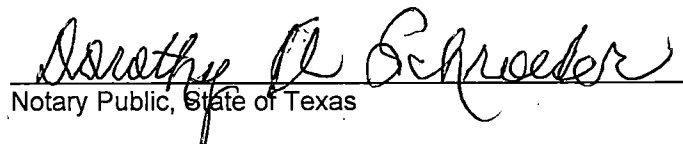

Notary Public, State of Texas

EXHIBIT "A"

All that certain tract or parcel of land, lying and being situated in Washington County, Texas in the A. Miller Survey, A-83, being part of the same land described as 98.616 acres in a deed from JPMorgan Chase Bank, N.A., Trustee of The Travis Medve Section 142 Trust to Travis Medve, dated January 22, 2014, recorded in Volume 1459, Page 751, Official Records of Washington County, Texas (1459/751, O.R.W.C.,Tx.) and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a 3/8" iron rod found with 1669 cap at a fence corner for the northwest corner of said original tract and of a Wesley Mangan tract called 13.00 acres (1709/755, O.R.W.C.,Tx.), being on the east margin of Lone Star Road;

THENCE along the east margin of Lone Star Road, South 03 degrees 09 minutes 10 seconds East, 849.69 feet to the northwest and BEGINNING corner hereof, being in a 30" water oak tree, common with the southwest corner of a 10.000 acre tract surveyed this date out of said original tract, a 1/2" iron rod set for reference bears North 87 degrees 23 minutes 08 seconds East, 1.00 feet;

THENCE through said original tract and along the north line hereof, common with the south line of said 10.000 acre tract, North 87 degrees 23 minutes 08 seconds East, 1179.33 feet to a 1/2" iron rod set for the northeast corner hereof, common with the southeast corner of said 10.000 acre tract, being in the east line of said original tract, common with the west line of a Devin Holum tract called 16.000 acres (1286/287, O.R.W.C.,Tx.), a 1/2" iron rod found at a fence corner for the northwest corner of said Holum tract bears North 03 degrees 06 minutes 39 seconds West, 646.24 feet;

THENCE along the east line hereof and of said original tract, common with the west line of said Holum tract, South 03 degrees 06 minutes 39 seconds East, 369.42 feet to a 1/2" iron rod set for the southeast corner hereof;

THENCE through said original tract and along the south line hereof, South 87 degrees 23 minutes 08 seconds West, 1179.06 feet to a 1/2" iron rod set for the southwest corner hereof, being on the east margin on Lone Star Road;

THENCE along the east margin of Lonestar Road, North 03 degrees 09 minutes 10 seconds West, 369.42 feet to the PLACE OF BEGINNING and containing 10.000 Acres of land, more or less.

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: March 25, 2021

Grantors: Victor Avalos Manzano and spouse, Janet Gonzalez

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Volume 1768, Page 941, Official Records of Washington County, Texas.

WASHINGTON COUNTY CLERK

2025 APR 15 AM 11:15

FILED AND RECORDED

Legal Description:

All that certain .22 acre tract of land out of A. Harrington Survey, Abstract No. 55, Washington County, Texas and being all of Lot 22 and part of Lot 23 out of the Post Oak Grove Addition to the City of Brenham, Washington County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Secures: Promissory Note ("Note") in the original principal amount of \$42,640.00, executed by Victor Avalos Manzano, a married person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, May 6, 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.

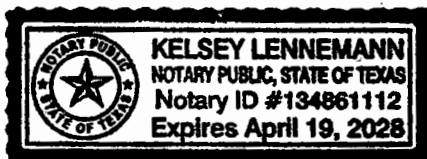
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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. Flencher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 15 day of April 2025 by Aaron K. Flencher.



Notary Public, State of Texas

EXHIBIT "A"

0.22 ACRE TRACT

A. Harrington Survey

A - 55

Washington County, Texas

Being a 0.22 acre tract of land out of A. Harrington Survey, Abstract No. 55, Washington County, Texas and being all of Lot 22 and part of Lot 23 out of the Post Oak Grove Addition to the City of Brenham, Washington County, Texas, said 0.22 acres being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in asphalt at the northeast corner of the above mentioned Lot 23, located at a turn in the south line of Williams Avenue, for the northeast corner of this;

THENCE along the east line of said Lot 23, common boundary with said avenue, S 17°53'29" E a distance of 77.35 feet to a 1/2 inch iron rod with yellow cap set at the intersection of the west line of said avenue and the north line of Highway 105 for the southeast corner of this;

THENCE crossing said Lot 23, along the north line of said highway S 40°48'40" W a distance of 44.78 feet to a 1/2 inch iron rod with yellow cap set for an angle point on the south line of said Lot 23;

THENCE departing said highway, along the south line of said Lot 23 and Lot 22, and along the north line of an alley S 73°27'56" W a distance of 80.71 feet to a 3/8 inch iron rod found at the southwest corner of said Lot 22, being the southeast corner of Lot 21 of said addition for the southwest corner of this;

THENCE along the west line of said Lot 22, common boundary with said Lot 21 N 16°29'38" W a distance of 89.17 feet to a 1/2 inch iron rod with yellow cap set at the northwest corner of said Lot 22, being the northeast corner of said Lot 21, located on the south line of said Williams Avenue, for the northwest corner of this;

THENCE along the north line of said Lot 22 and Lot 23, common boundary with said avenue N 72°06'03" E a distance of 100.01 feet to the **POINT OF BEGINNING**, in all containing 0.22 acres of land.

FILED AND RECORDED
2025 APR 15 AM 11:15
WASHINGTON COUNTY CLERK

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: April 29, 2021

Grantors: Victor Avalos Manzano and spouse, Janet Gonzalez

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Volume 1776, Page 600, Official Records of Washington County, Texas

Legal Description:

Being a 5.01 acre tract of land out of the J. Carrington Survey, Abstract No. 120, Washington County, Texas, and being all that certain called 5.008 acre tract of land described to the Secretary of Veterans Affairs, An Officer of the United States of America, recorded in Volume 1670, Page 299 of the Official Public Records of Washington County, Texas, said 5.01 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found at the west corner of the above mentioned 5.008 acre tract, same being the south corner of a called 2.03 acre tract of land described to Lang S. Flisowski (908/122), located in the northeast margin of Wieghat Lane, for the west corner of this;

THENCE departing said road along the northwest line of said 5.008 acre tract, common boundary with said 2.03 acre tract, and generally with a fence N 40°31'08" E a distance of 490.88 feet to a 1/2 inch iron rod found, bent, at the north corner of said 5.008 acre tract, same being the east corner of said 2.03 acre tract, located on the southwest line of a called 28.368 acre tract of land described to Michael Robert Grunder and Janice Schroeder Grunder (838/487), for the north corner of this;

THENCE along the northeast line of said 5.008 acre tract, common boundary with said 28.368 acre tract, and generally with a fence S 50°11'04" E a distance of 441.45 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the east corner of said 5.008 acre tract, same being the south corner of said 28.368 acre tract, located in the northwest margin of Farm to Market Road No. 109, for the east corner of this;

THENCE along the southeast line of said 5.008 acre tract, with the northwest margin of FM 109, S 40°26'01" W a distance of 496.48 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set at the south corner of said 5.008 acre tract, located at the intersection of the northwest margin of FM 109 and the northeast margin of Wieghat Lane, for the south corner of this;

THENCE along the southwest line of said 5.008 acre tract, with the northeast margin of Wieghat Lane, and generally with a fence N 49°27'26" W a distance of 442.16 feet to the **POINT OF BEGINNING**.

All Bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

Secures: Promissory Note ("Note") in the original principal amount of \$308,000.00, executed by Victor Avalos Manzano, a married person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, May 6, 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. Flencher
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the 15 day of April 2025 by Aaron K. Flencher.



Notary Public, State of Texas

