

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 27 day of June, 2023 at 8:20 am/pm  
Stephanie M. Sanders, Robertson County Clerk

By: Lacy Fechner

### Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: August 4, 2020  
Grantor: Albert Guillermo, a single person  
Trustee: Aaron K. Flencher  
Lender: Citizens State Bank  
Recorded in: Volume 1415, Page 84, Official Records of Robertson County, Texas.  
Legal Description:

Filed for Record in:  
Robertson County  
On: Jun 27, 2023 at 08:17A  
By: Lacy Fechner

**Being Lot Three (3) in Block Forty-Two (42) in the City of Calvert, Robertson County, Texas; according to the map and plat of said City recorded in Volume 3, Page 285, Deed Records of Robertson County, Texas.**

Secures: Promissory Note ("Note") in the original principal amount of \$118,300.00, executed by Albert Guillermo, a single person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, August 1, 2023  
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: Robertson County Courthouse  
102 West Decherd Street  
Franklin, Texas 77856  
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.

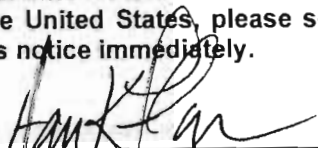
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

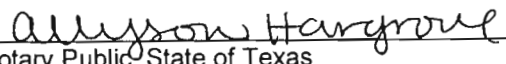
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**

  
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Aaron K. Flencher  
1558th Street  
Somerville, Texas 77879

STATE OF TEXAS                    )  
  )  
COUNTY OF BURLESON           )

This instrument was acknowledged before me on the 26 day of JUNE, 2023 by Aaron K. Flencher.

  
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Notary Public, State of Texas

