

5/15/2025 FILED
Stephanie M. Sanders, County Clerk
Robertson County, Texas
By: *Lay E*
8:08 AM
I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 15 day of
May, 2025 at 8:08 a.m.
Stephanie M. Sanders, Robertson County Clerk
by: *Lay E*

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: July 2, 2018

Grantor: Francisco Damian Munoz, a single person

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1348, Page 275, Official Records of Robertson County, Texas.

Legal Description:

Tract Number Twenty-nine (29), in the CHIMNEY HOLLOW SUBDIVISION, Robertson County, Texas, and being more particularly described in Exhibit "A" attached hereto.

A 1998 Oxford Model Manufactured Home, Label Number PFS0548806, Serial Number GDVKMS399826041A, Label Number PFS0548807, Serial Number GDVKMS399826041B.

Secures: Promissory Note ("Note") in the original principal amount of \$80,000.00, executed by Francisco Munoz, a single person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, July 1, 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: 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.

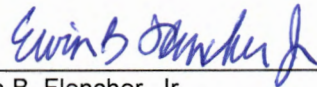
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.



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

STATE OF TEXAS

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COUNTY OF BURLESON

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This instrument was acknowledged before me on MAY 14, 2025 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.

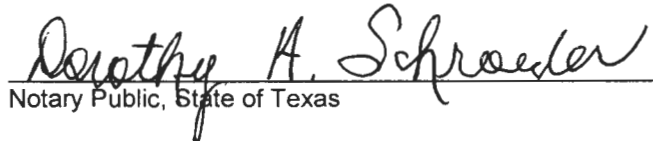
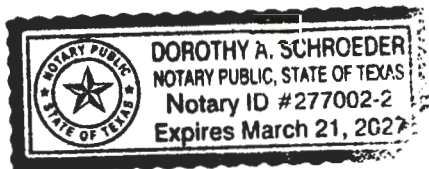

Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ROBERTSON, STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS:

Tract Number Twenty-nine (29), in the CHIMNEY HOLLOW SUBDIVISION, Robertson County, Texas, according to the plat recorded in Volume 2, Page 145 of the Plat Records of Robertson County, Texas; and being that same property described in a deed from Lyly Thi Lee and husband, Dinh Hoang to Daniel M. Zeig, dated December 27, 2011 and recorded in Volume 1156, Page 17 of the Official Public Records of Robertson County, Texas.