

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: November 1, 2021

Grantor: Ja'Nay M. Wynn, a single person and Douglas A. Smith, a single person

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Instrument #2112966, Official Public Records of Waller County, Texas.

Legal Description:

**A field notes description of 26.00 acres in the Stephen Miller Survey, Abstract 219, in Waller County, Texas, being a portion of a 26 acre tract called "Part 5" of Tract 1 and a portion of a 26 acre tract called "Part 6" of Tract 1, conveyed to Steven Michael Magness and Theresa Kave Waites Magness in Volume 615, Page 541, of the Official Records of Waller County, Texas; said 26.00 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.**

Secures: Promissory Note ("Note") in the original principal amount of \$472,500.00, executed by Ja'Nay M. Wynn, a single person ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, June 2, 2026

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Waller County Courthouse  
836 Austin Street  
Hempstead, Texas 77445

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 the 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, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

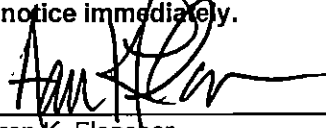
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

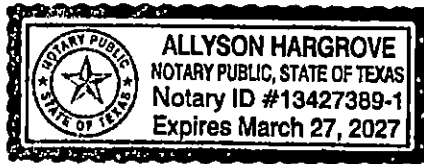
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

Pursuant to section 51.0075(a) of the Texas Property Code, the 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 the 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.**

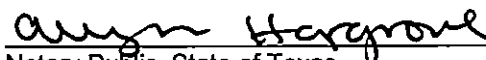


Aaron K. Flencher  
155 8th Street  
Somerville, Texas 77879



STATE OF TEXAS )  
COUNTY OF BURLESON )

This instrument was acknowledged before me on the 8 day of May, 2026 by Aaron K. Flencher.

  
Notary Public, State of Texas

**EXHIBIT "A"**  
**Property Description**

A FIELD NOTES DESCRIPTION OF 26.00 ACRES IN THE STEPHEN MILLER SURVEY, ABSTRACT 219, IN WALLER COUNTY, TEXAS, BEING A PORTION OF A 26 ACRE TRACT CALLED "PART 5" OF TRACT 1 AND A PORTION OF A 26 ACRE TRACT CALLED "PART 6" OF TRACT 1 CONVEYED TO STEVEN MICHAEL MAGNESS AND THERESA KAVE WAITES MAGNESS IN VOLUME 615, PAGE 541 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS (ORWCT); SAID 26.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the apparent south line of Bozeman Road (a county maintained public road; appears to be prescriptive in nature) and further being on the north line of said 26 acre tract known as "Part 5" of Tract 1, and also being the northwest corner of the herein described tract;

THENCE, along the apparent south line of Bozeman Road, S 82° 13' 31" E, for a distance of 240.00 feet to a point falling in a crosstie fence post found in the west line of a called 20.8058 acre tract conveyed to Dorothy M. Hein in Volume 976, Page 13, ORWCT, and further being the northeast corner of the herein described tract, from which a 1/2 inch iron pipe found bears N 02° 23' 14" E a distance of 1.12 feet;

THENCE, along the west line of said 20.8058 acre tract, S 02° 23' 59" W, for a distance of 234.06 feet to a 1/2 inch iron rod found for the southwest corner of said 20.8058 acre tract;

THENCE, along the south line of said 20.8058 acre tract, S 57° 52' 53" E, for a distance of 1,258.77 feet to a 1/2 inch iron pipe found for the south corner of said 20.8058 acre tract and further being the southwest corner of a called 3.455 acre tract conveyed to Riquelme Artavia in Volume 1324, Page 507, ORWCT, and also being the west corner of a called 1.779 acre tract conveyed to Jose Guadalupe Martinez and Claudia Martinez in Volume 750, Page 620, ORWCT;

THENCE, along the southwest line of said 1.779 acre tract, S 57° 30' 01" E, for a distance of 159.92 feet to a 6 inch tracted fence post found for the southwest corner of said 1.779 acre tract and further being the west corner of a called 1.500 acre tract conveyed to Noe Perez in Volume 780, Page 117, ORWCT;

THENCE, along the southwest line of said 1.500 acre tract, S 57° 02' 50" E, for a distance of 219.38 feet to a 1/2 inch iron rod found for the south west corner of said 1.500 acre tract and further being a westerly corner of a called 1.007 acre tract conveyed to Miguel Arreguin and Maria D. Izaguirre in Volume 672, Page 678, ORWCT;

THENCE, along the west line of said 1.007 acre tract, S 57° 33' 50" E, for a distance of 50.16 feet to an 8 inch treated fence post found for an interior ell corner of said 1.007 acre tract and further being the east corner of the herein described tract;

THENCE, continuing along the west line of said 1.007 acre tract, S 31° 47' 31" W, for a distance of 100.83 feet to a 1/2 inch bent iron rod found for the most westerly corner of said 1.007 acre tract and further being

the northwest corner of a called 1.9778 acre tract conveyed to Jose Belen Perez and Neredia Perez in Volume 750, Page 185, ORWCT;

THENCE, along the northwest line of said 1.9778 acre tract, S 31° 50' 21" W, for a distance of 329.54 feet to a 1/2 inch iron rod found for the southwest corner of said 1.9778 acre tract and further being the northwest corner of a called 3.079 acre tract conveyed to Harry J. Haydel in Volume 725, Page 548, ORWCT;

THENCE, along the northwest line of said 3.079 acre tract, S 31° 55' 31" W, for a distance of 95.57 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the east corner of a called 1.01 acre tract conveyed to Annie Lee Lasker, et al. in Volume 398, Page 916 of the Deed Records of Waller County, Texas (DRWCT), and further being a southerly corner of the herein described tract;

THENCE, along the northeast line of said 1.01 acre tract, N 58° 12' 16" W, for a distance of 210.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the north corner of said 1.01 acre tract and further being a southerly corner of the herein described tract;

THENCE, along the northwest line of said 1.01 acre tract, S 31° 55' 31" W, for a distance of 210.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the northeast line of a called 37.919 acre tract conveyed to Kathy Lynn Greer in Volume 1413, Page 143, ORWCT, and also being the west corner of said 1.01 acre tract and further being the most southerly corner of the herein described tract;

THENCE, along the northeast line of said 37.919 acre tract for the following three (3) calls and distances:

- 1) N 58° 12' 16" W, a distance of 92.68 feet to a 4 inch treated fence post found;
- 2) N 57° 39' 31" W, a distance of 647.72 feet to a 3 inch treated fence post found;
- 3) N 57° 53' 23" W, a distance of 206.58 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for the south corner of said remainder of 26 acres and further being the west corner of the herein described tract, from which an 8 inch treated fence post found bears N 57° 53' 23" W a distance of 39.44 feet;

THENCE, through the two said 26 acre tract known as "Part 5" and "Part 6" of Tract 1, N 13° 43' 15" W, for a distance of 1,211.52 feet to the POINT OF BEGINNING hereof and containing 26.00 acres, more or less.

## FILED AND RECORDED

**Instrument Number: 26-066**

Filing and Recording Date: 05/11/2026 08:09:53 AM Pages: 5 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: