

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: February 26, 2014  
Grantor: Sidney McDade, a single person  
Trustee: Ervin B. Flencher, Jr.  
Lender: Citizens State Bank  
Recorded in: Volume 1405, Page 566, Official Public Records of Waller County, Texas.

Legal Description:

**Being the West one-half (W ½) of Lot Six (6), Block Seven Hundred Seventeen (717) an Addition to the Town of Hempstead, Waller County, Texas, according to the map or plat thereof recorded in Volume 106, Page 306, Deed Records of Waller County, Texas.**

**Being the same property described in Deed dated December 13, 2007, executed by Hattie Spriggs to Sidney McDade, recorded in Volume 1083, Page 739, Official Public Records of Waller County, Texas.**

**Being the same property described in Deed dated January 14, 2008, executed by Jo Ann Spriggs Jackson, et al to Sidney McDade, recorded in Volume 1088, Page 527, Official Public Records of Waller County, Texas.**

**The Real Property or its address is commonly known as 2825 14<sup>th</sup> Street, Hempstead, Texas 77445. The Real Property tax identification number is R21789.**

Secures: Promissory Note ("Note") in the original principal amount of \$35,920.00, executed by Sidney McDade ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, April 2, 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: The front foyer at the front entrance located at 425 FM 1488, 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.**

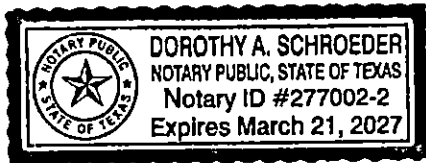
*Ervin B. Flencher Jr*

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

STATE OF TEXAS            )  
COUNTY OF BURLESON    )

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2024 by Ervin B. Flencher, Jr.

*Dorothy A. Schroeder*  
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Notary Public, State of Texas



# FILED AND RECORDED

**Instrument Number: 24-028**

Filing and Recording Date: 03/08/2024 12:04:43 PM Pages: 3 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.

Jenifer Deutrich, Deputy

Returned To: