

#82

REMOVE POSTING BY:

9-4-24

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: April 14, 2023

Grantor: Grimes County Steel Supply, LLC, a Texas limited liability company

Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Document #2023-332167, Official Records of Grimes County, Texas.

Legal Description:

**Being a 4.61 acre tract of or parcel of land, lying and being situated in Grimes County, Texas, out of the Henry Wingfield Survey, A-476, being out of a called 18.857 acre tract as described in a Warranty Deed with Vendor's Lien from William A. Harrington, et ux to Ronald C. Busse, Trustee, dated April 24, 1992, of record in Volume 693, Page 114 of the Real Property Records of Grimes County, Texas and more fully described in Exhibit "A" attached hereto.**

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$240,000.00, executed by Randy Ryland, Member of Grimes County Steel Supply, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, September 3, 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: 100 South Main Street, Anderson, Texas 77830

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.

**FILED FOR RECORD**

At 8:13 O'clock AM

JUL 23 2024

VANESSA BURZYNSKI  
 COUNTY CLERK, GRIMES COUNTY, TX  
 By Debbie Henderson, Deputy

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.

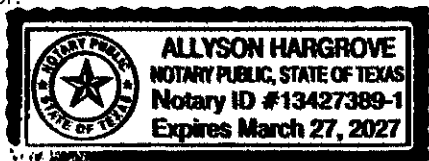
Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

**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 19 day of July, 2024 by Aaron K. Flencher.



Notary Public, State of Texas

**FILED FOR RECORD**

At 8:13 O'clock A M

JUL 23 2024

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Delli Henderson, Deputy

EXHIBIT "A"

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Henry Wingfield Survey, A-476, being out of a called 18.857 acre tract as described in a Warranty Deed with Vendor's Lien from William A. Harrington, et ux to Ronald C. Busse, Trustee, dated April 24, 1992, of record in Volume 693, Page 114 of the Real Property Records of Grimes County, Texas and more fully described as follows:

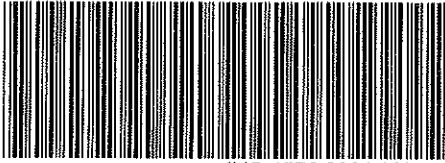
BEGINNING at a found railroad spike in asphalt in Grimes County Road 420 for the Northwest corner of the called 18.857 acre tract mentioned above, the Northeast corner of a called 55.881 acre tract as described in a Deed to Ronald C. Busse, et ux (733/801), the Northwest corner of the tract of land herein described and same being in the Southwest ROW of the Burlington & Northern Santa Fe Railroad, from which a set 1/2, Inch Iron rod, 3 ft. Southeast of an 8 Inch treated fence corner post, for reference brs. S 50°59'17" E, 32.00 ft.;

THENCE S 50°59'17" E, 790.03 ft., along the generally fenced Northeast line of the called 18.857 acre tract mentioned above and the Southwest ROW of said Railroad to a set 1/2, Inch iron rod for the Easterly or Northeast corner of the tract of land herein described from which a found 1/2, Inch Iron rod at the base of an 8 Inch treated fence corner post for the Northeast corner of said 18.857 acre tract brs. S 50°59'17" E, 110.21 ft.;

THENCE S 30°00'43" W, 207.30 ft., crossing into the called 18.857 acre tract mentioned above and along the Southeast line of the tract of land herein described to a set 1/2, Inch Iron rod, in a field and at the base of a t-post, for its Southeast corner;

THENCE N 72°27'36" W, 493.25 ft., along the Southwest line of the tract of land herein described to its Southwest corner in Grimes County Road 420, in the West line of the called 18.857 acre tract mentioned above and same being in the East line of said 55.881 acre Busse tract (733/801), from which a set 1/2, Inch Iron rod in the fenced East margin of said Road brs. S 72°27'36" E, 26.50 ft. and a found railroad spike in asphalt and the Easterly margin of said Road for the Southwest corner of said 18.857 acre tract brs. S 01°27'59" E, 618.85 ft.;

THENCE N 01°27'59" W, 509.90 ft., along Grimes County Road 420, the West line of said 55.881 acre Busse tract (733/801) and the West line of the called 18.857 acre tract mentioned above to the PLACE OF BEGINNING and containing 4.61 acres of land, more or less.



\*VG-1576-2024-82\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

**Instrument Number: 82**

Foreclosure Posting

Recorded On: July 23, 2024 08:13 AM

Number of Pages: 5

**" Examined and Charged as Follows: "**

Total Recording: \$7.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 82  
Receipt Number: 20240723000002  
Recorded Date/Time: July 23, 2024 08:13 AM  
User: Debbie H  
Station: Clerk02

**Record and Return To:**

BURN & REYERS-BURNS, PLLC  
209 E FAWN STREET  
CALDWELL TX 77836



STATE OF TEXAS  
Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*