

#97

REMOVE POSTING BY:  
November 06, 2024

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: September 29, 2016

Grantor: Salvadore Flores, Sr., an unmarried man, acting by and through Jane Flores, attorney in fact, and Katrina Flores, an unmarried woman

Substitute Trustee: Aaron K. Flencher

Lender: Citizens State Bank

Recorded in: Volume 1618, Page 431, Real Property Records of Grimes County, Texas.

Legal Description:

**Being 1.00 acre of land, more or less, out of and a part of the James Holland Survey, A-29, Grimes County, Texas, said tract described on Exhibit "A" attached hereto and made a part hereof for all purposes;**

**TOGETHER WITH that certain manufactured home described as follows: 28' x 76' 2011 Palm Harbor Manufactured Home, Serial Number MP1516571A and MP1516571B, Label Number PFS1083735 and PFS1083736; which said manufactured home is permanently attached and affixed to the above described land;**

**TOGETHER WITH that certain Easement Estate created by that certain Easement Agreement by and between Edwin M. Rabun, et ux, and David J. Williams, et ux, recorded in Volume 423, Page 586 of the Real Property Records of Grimes County, Texas.**

Secures: Adjustable-Rate Note ("Note") in the original principal amount of \$84,000.00, executed by Salvadore Flores, Sr., an unmarried man, acting by and through Jane Flores, attorney in fact, and Katrina Flores, an unmarried woman ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, November 5, 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: Grimes County Courthouse, South Entrance  
100 South Main Street  
Anderson, Texas 77830

**FILED FOR RECORD**  
At 12:13 O'Clock P M

OCT 11 2024

VANESSA BURZYNSKI  
COUNTY CLERK, GRIMES COUNTY, TX  
By Mary Ann Hargrave Deputy

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

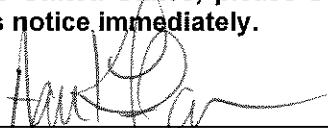
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

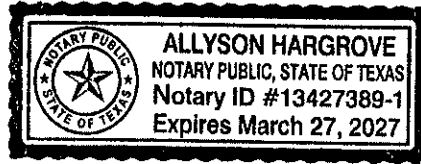
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 October 11<sup>th</sup>, 2024 by Aaron K. Flencher, Substitute Trustee of Citizens State Bank.

Allyson Hargrove  
Notary Public, State of Texas

EXHIBIT A

All that certain tract or parcel of land lying and being situated in the James Holland Survey, Abs. No. 29, of Grimes County, Texas, being out of an 11.891 acre tract described in a Deed from Edwin M. Rabun, et al, to Sylvester Karonka, et al, dated August 5, 1981, recorded in Vol. 426, Page 346, Real Property Records of Grimes County, Texas, and being more fully described as follows:  
BEGINNING on the west line of said 11.891 acre tract, and S 20° 00' E, 1515.04 feet from the NW corner of same, a 3/8 inch rod for corner;  
THENCE N 70° 00' E, 327.70 feet to a 3/8 inch rod for corner on an east line of said 11.891 acre tract;  
THENCE S 22° 35' E, along said east line, 131.87 feet to a 3/8 inch rod for corner;  
THENCE S 70° 00' W, 333.64 feet to a 3/8 inch rod for corner on the west line of 11.891 acre tract;  
THENCE N 20° 00' W, along said west line, 131.73 feet to the Place of beginning, containing 1.00 acre of land.

S.F. R



\*VG-1576-2024-97\*

**Grimes County  
Vanessa Burzynski  
Grimes County Clerk**

**Instrument Number: 97**

Foreclosure Posting

Recorded On: October 11, 2024 12:13 PM

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: 97  
Receipt Number: 20241011000025  
Recorded Date/Time: October 11, 2024 12:13 PM  
User: Mary H  
Station: Clerk03

**Record and Return To:**

BURN & REYES-BURNS PLLC  
200 E FAWN ST  
CALDWELL TX 77836

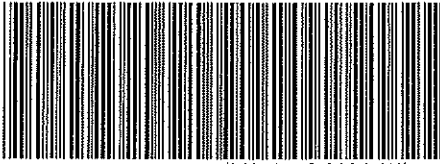


**STATE OF TEXAS  
Grimes County**

**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*



\*VG-1576-2024-97\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 97

Foreclosure Posting

Recorded On: October 11, 2024 12:13 PM

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: 97  
Receipt Number: 20241011000025  
Recorded Date/Time: October 11, 2024 12:13 PM  
User: Mary H  
Station: Clerk03

Record and Return To:

BURN & REYES-BURNS PLLC  
200 E FAWN ST  
  
CALDWELL TX 77836

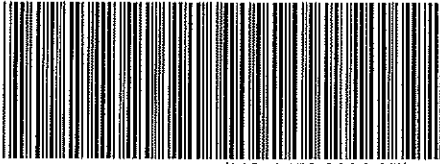


STATE OF TEXAS  
Grimes County

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*



\*VG-1576-2024-97\*

Grimes County  
Vanessa Burzynski  
Grimes County Clerk

Instrument Number: 97

Foreclosure Posting

Recorded On: October 11, 2024 12:13 PM

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: 97  
Receipt Number: 20241011000025  
Recorded Date/Time: October 11, 2024 12:13 PM  
User: Mary H  
Station: Clerk03

**Record and Return To:**

BURN & REYES-BURNS PLLC  
200 E FAWN ST  
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*