

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: December 30, 2019

Grantor: Maria Salgado Rodriguez, an unmarried person

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1705, Page 716, Official Records of Washington County, Texas.

Legal Description:

Tract 1:

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, containing 0.329 acre of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Tract 2:

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas, being a part of the Jim Gamble lot, out of the McIntyre tract, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Both tracts being the same property described in a Deed of Trust Security Agreement and UCC Financing Statement for Fixture Filing from Maria Salgado Rodriguez, an unmarried person to Trustee, Ervin B. Flencher, Jr., for Citizens State Bank, dated December 30, 2019, recorded in Volume 1705, Page 716, Official Records of Washington County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$143,000.00, executed by Maria Salgado Rodriguez, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 5, 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.

FILED AND RECORDED
2026 APR -7 AM 8:57

Place: Washington County Courthouse
100 East Main Street
Brenham, Texas 77833

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.

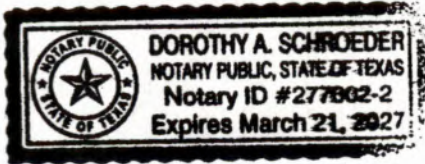
Ervin B. Flencher Jr.

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

STATE OF TEXAS)

COUNTY OF BURLESON)

This instrument was acknowledged before me on APRIL 6th, 2026 by Ervin B. Flencher, Jr., Trustee of Citizens State Bank.



Dorothy A. Schroeder
Notary Public, State of Texas

EXHIBIT A

TRACT ONE:

All that certain lot or parcel of land lying and being situated in the City of Brenham, Washington County, Texas, bounded on the West by George E. Duckworth property (Widoann Bros. body shop); on the North by Embrey Street or State Highway No. 20; on the East by the West line of a Henry Harris lot and a projection of said West line in a northerly direction is the Southeast line of said State Highway No. 20; on the South by the North line of Lauraine Street;

BEGINNING at a stake on the North margin of Lauraine Street for the Southwest corner of this lot and Southeast corner of Tract No. 1 described in deed from Martin N. Tiemann, et al to George E. Duckworth, recorded in Volume 285, at Page 562, Deed Records, which refers to this as being a corner of the Nellie Embrey land;

THENCE with the East line of said Duckworth lot, N 6 deg. 38 min. E, 116 ft. to a stake for the Northeast corner of same on the Southeast margin of Embrey Street or State Highway No. 20;

THENCE with said street line, N 45 deg. 20 min. E, 145.5 ft. to a stake for the Northeast corner hereof;

THENCE running across the Embrey land, S 8 deg. 47 min. N, at 131 ft., more or less, pass the Northwest corner of a Henry Harris lot and continuing with his West boundary, 216 ft. in all to a stake on the North margin of Lauraine Street;

THENCE with said street line, S 27 deg. 51 min. W, 64.6 ft. to the place of beginning, containing 14.319 square feet or 0.329 acre of land. MORE OR LESS.

Surveyed by William M. Reus, Registered Public Surveyor, on November 16, 1971.

And being the same tract described in a Deed from N. J. Embrey, et al to Edmund Duckworth, and recorded in Volume 210, Page 481 of the Deed Records of Washington County, Texas.

PAGE 1 OF 2

EXHIBIT A

TRACT 1:

All that certain lot or parcel of land, lying and being situated in Brenham, Washington County, Texas, and being all that part of the original Jim Gamble lot, out of the McIntyre tract, lying south of the Brenham-Washington Highway, with notes and bounds as follows, to-wit:

A tract of land southeast of Brenham-Washington Highway, opposite Station 1010/40 to 1012/52, being the south part of the Gamble lot, to-wit:

BEGINNING at the Southeast corner of the old Gamble lot, this point also being the North property line of Loraine Street, and the Southeast corner of Mrs. Nellie Embrey's land;

THENCE along the fence line between the old Gamble lot and Mrs. Nellie Embrey's land, North 2-1/2 East 118 feet to East Right-of-Way line, for new Brenham-Washington Highway, this point being 30 ft. to left of station 1010/75 of that Highway;

THENCE along south and East line of new Right-of-Way, South 45 deg. 1 min. West, 166 ft. to an intersection with the North property line of Loraine Street, and the south line of the old Gamble lot, this point being 30 ft. to left of, station 1012/52 of Brenham-Washington Highway;

THENCE South 89 East 122 feet along North property line of Loraine Street and South line of Gamble lot to the point of beginning, and being Lot No. II in the deed from S. F. Tague, Trustee, to Wm. Grimm, dated September 13, 1923, and recorded in Volume 79, page 262, Deed Records of Washington County, Texas, and being the same property sold and conveyed by Wm. Grimm and wife to Lee Ilea and Herbert Zushka on May 14, 1925, by deed recorded in Volume 82, Page 204, Deed Records of Washington County, Texas, to which reference is here had and made; and being the same tract described as Tract No. 1 in Deed from Dixie B. Duckworth, et al to Edmund Duckworth, II, recorded in Volume 233, beginning at Page 211 of the Deed Records of Washington County, Texas.

PAGE 2 OF 2

NOTICE OF FORECLOSURE SALE

FILED AND RECORDED
2016 APR 13 AM 10:09
WASHINGTON COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: July 27, 2018
Grantors: Julie Krenek Shows aka Julie D. Shows and spouse, Steven Charles Gerik
Trustee: Ervin B. Flencher, Jr.
Lender: Citizens State Bank
Recorded in: Volume 1639, Page 153, Official Records of Washington County, Texas.
Legal Description: See Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Being the same property described in Deed dated January 12, 2000, executed by Alvin Krenek and wife, Joyce Krenek to Julie D. Shows and husband Richard D. Shows, recorded in Volume 948, Page 839, Official Records of Washington County, Texas.

Being the same property described in Deed dated November 30, 2006, executed by Richard D. Shows to Julie D. Shows, recorded in Volume 1227, Page 473, Official Records of Washington County, Texas.

Being the same property described in Deed dated December 28, 1994, executed by Myrtle Kuhn to Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 761, Page 586, Official Records of Washington County, Texas.

Being the same property described in Deed July 21, 1995, executed by Perry L. Thomas, III and wife, Betty Thomas and Alvin Krenek and wife, Joyce Krenek, recorded in Volume 792, Page 344, Official Records of Washington County, Texas.

Being part of the same property described in Deed dated May 2, 2011, executed by Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce Krenek, husband and wife to Alvin John Krenek aka Alvin Krenek and Joyce Marie Krenek aka Joyce M. Krenek, Co-Trustees of the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 368, Official Records of Washington County, Texas.

The Real Property or its address is commonly known as 161 Salem Road, Brenham, Texas 77833. The Real Property tax identification number is R55557.

Secures: Promissory Note ("Note") in the original principal amount of \$460,000.00, executed by Julie Krenek Shows aka Julie D. Shows and spouse, Steven Charles Gerik ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, May 5, 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: Washington County Courthouse
100 East Main, Brenham, Texas 77833

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 13th day of APRIL, 2026 by Ervin B. Flencher, Jr.

Dorothy A. Schroeder
Notary Public, State of Texas

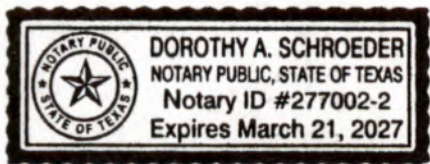


EXHIBIT "A"

Page 1 of 2

TRACT ONE:

METES AND BOUNDS

DESCRIPTION

OF

1.000 ACRE

IN THE

JOHN CARRINGTON SURVEY, ABSTRACT 120

WASHINGTON COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 1.000 acre of land, more or less, in the John Carrington Survey, Abstract 120, Washington County, Texas, same being all of that certain called 1.000 acre parcel as described by deed recorded in Volume 948, Page 839 of the Official Records of Washington County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being in the common southeasterly margin of County Road No. 32 (a.k.a. Salem Church Road) (width varies), same being the common northeast corner of that certain Tract I called 19.687 acre parcel as described by deed recorded in Volume 792, Page 348 of the Official Records of Washington County, Texas, and same being the POINT OF BEGINNING and northwest corner of the tract herein described;

THENCE, with said common southeasterly margin and said common line, North 68 degrees 08 minutes 37 seconds East, a distance of 172.13 feet (called North 68 degrees 08 minutes 37 seconds East, 172.13 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northwest corner of the residue of that certain Tract II called 19.642 acre parcel as described by deed recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and same being the northeast corner of the tract herein described;

THENCE, leaving said common southeasterly margin and with said common line, South 14 degrees 18 minutes 29 seconds East, a distance of 255.28 feet (called South 14 degrees 18 minutes 29 seconds East, 255.28 feet) to a 1/2 inch iron rod found for corner, same being a common westerly interior corner of the residue of said Tract II called 19.642 acre parcel, and same being the southeast corner of the tract herein described;

THENCE, with said common line, South 68 degrees 08 minutes 37 seconds West, a distance of 172.13 feet (called South 68 degrees 08 minutes 37 seconds West, 172.13 feet) to a 1/2 inch iron rod found for corner, same being the most westerly northwest corner of the residue of said Tract II called 19.642 acre parcel, same being the common northeast corner of that certain called 1.000 acre parcel as described by deed recorded in Volume 974, Page 21 of the Official Records of Washington County, Texas, same being a common easterly corner of said Tract I called 19.687 acre parcel, and same being the southwest corner of the tract herein described;

THENCE, with said common line, North 14 degrees 18 minutes 29 seconds West, a distance of 255.28 feet (called North 14 degrees 18 minutes 29 seconds West, 255.28 feet) (Bash of Bearings) to the POINT OF BEGINNING of the tract herein described and containing 1.000 acre of land, more or less.

PROJECT NO. 02300A
December 12, 2002

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

EXHIBIT "A"

Page 2 of 2

TRACT TWO:

Blakey Land Surveying

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

**ALVIN JOHN KRENEK AND JOYCE MARIE KRENEK
REVOCABLE LIVING TRUST
5.00 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 5.00 acres, situated in Washington County, Texas, being out of the John Carrington Survey, Abstract No. 170, being a portion of a called 19.642 acre tract described in that deed dated July 21, 1995, from Perry L. Thomas, III, et ux to Alvin Krenek, et ux, recorded in Volume 792, Page 344 of the Official Records of Washington County, Texas, and being a portion of a called 49.5 acre tract described in that deed dated May 2, 2011, from Alvin John Krenek and Joyce Marie Krenek to the Alvin John Krenek and Joyce Marie Krenek Revocable Living Trust, recorded in Volume 1382, Page 268 of the Official Records of Washington County, Texas, said 5.00 acre tract being more particularly described as follows:

BEGINNING at a set 1/4 inch iron rod, lying in the Southeast margin of Salem Road (public right-of-way), also lying in a Northwest line of the original called 19.642 acre tract, marking the Northeast corner of the Julie D. Shows called 1.00 acre tract (Volume 1227, Page 473, Official Records of Washington County, Texas), and marking a Northwest corner of the herein described tract (a found 1/4 inch iron rod at fence corner, marking the Northwest corner of said Shows called 1.00 acre tract, bears S 68deg 07min 54sec W, 172.13 ft., from this point for reference);

THENCE along the Southeast margin of Salem Road, with a Northwest line of the herein described tract, N 68deg 07min 54sec E (repeat bearing for the Northwest line the original called 19.642 acre tract, this line being the BASIS OF BEARING LINE for this survey), 336.88 ft., to a 1/4 inch iron rod, set for corner, and marking the Northeast corner of the herein described tract (a found 3/8 inch iron rod at fence corner, marking a Northeast corner of the original called 19.642 acre tract, bears N 68deg 07min 54sec E, 183.74 ft., from this point for reference);

THENCE departing said road margin, with the East line of the herein described tract, S 16deg 34min 20sec E, 505.75 ft., to a 1/4 inch iron rod, set for corner, and marking the Southeast corner of the herein described tract;

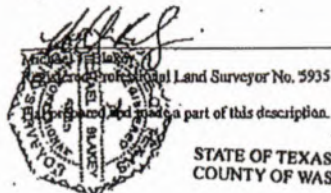
THENCE with the Southeast line of the herein described tract, S 68deg 07min 54sec W, 529.42 ft., to a 1/4 inch iron rod, set for corner, lying in an East line of the Perry Leo Thomas, III, et ux called 19.687 acre tract (Volume 761, Page 386, Official Records of Washington County, Texas), also lying in a West line of the original called 19.642 acre tract, and marking the Southwest corner of the herein described tract;

THENCE along a portion of said East line of the Perry Leo Thomas, III, et ux called 19.687 acre tract, and along the East line of the Linda Thomas called 1.031 acre tract (Volume 346, Page 162, Deed Records of Washington County, Texas), with a portion of a West line of the original called 19.642 acre tract, N 13deg 38min 23sec W, 44.01 ft., to a point at railroad crossing in fence line, marking the Southeast corner of the Linda Thomas called 1.031 acre tract, marking a Northeast corner of said Thomas called 19.687 acre tract, and marking a deed angle of the original called 19.642 acre tract; and, N 14deg 18min 29sec W, 208.75 ft., to a point at railroad crossing in fence line, marking the Southwest corner of the aforementioned Julie D. Shows called 1.00 acre tract, and marking a Northwest corner of the herein described tract;

THENCE along the Southeast line of said Shows tract, with a Northwest line of the herein described tract, N 68deg 07min 54sec E, 172.13 ft., to a 1/4 inch iron rod, set for corner, marking the Southeast corner of said Shows tract, and marking a re-entrant corner of the herein described tract;

THENCE along the East line of said Shows tract, with a West line of the herein described tract, N 14deg 18min 29sec W, 255.28 ft., to the PLACE OF BEGINNING and containing 5.00 acres of land.

W.O.#2018-2718
May 22, 2018



STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

AUG - 2 2018

Beith A. Rothermel
Beith Rothermel, County Clerk
Washington County, Texas



FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2018 AUG - 1 P 2:04
Beith A. Rothermel
WASHINGTON COUNTY CLERK