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OCT 07 2025

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Brenda Fietsam

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Notice of Foreclosure Sale

October 7, 2025

DEED OF TRUST ("Deed of Trust"):

Dated: April 17, 2020

Grantor: STEVEN C. FRIETSCH and wife, CATHERINE MACE
FRIETSCH

Trustee: KINNAN STOCKTON

Lender: THE FIRST STATE BANK, LOUISE

Recorded in: Instrument Number 20-02182 (Vol. 1937, Page 184) of the real
property records of Fayette County, Texas

Legal Description: 53.565 acres of land, lying and being situated out of the Robert
Peebles Survey, Abstract 78 and the J.M. Hensley Survey, Abstract
54, in Fayette County, Texas, and being all of that certain 53.65
acre tract of land conveyed to Sherwood Farms Partnership by
Deed recorded in Volume 652, Page 379, Deed Records of Fayette
County, Texas. Being the same tract of land described in Deed
March 14, 2019, from Sherwood Farms Partnership, a Texas
General Partnership, to Steven C. Frietsch and wife, Catherine M.
Frietsch, recorded in Volume 1892, Pages 542-556, Official
Records of Fayette County, Texas described as follows and as
surveyed under the supervision of James E. Garon & Associates in
January, 2019.

Secures: Promissory Note ("Note") in the original principal amount of
\$1,072,838.00, executed by ("Borrower") and payable to the order
of Lender

Modifications
and Renewals: Modification and Extension of Notes and Liens effective April 17,
2013 recorded in Instrument Number 21-03804 of the real property
records of Fayette County, Texas and by Loan Modification
Agreement dated August 27, 2021 recorded in Instrument Number
21-06921 of the real property records of Fayette County, Texas.
(as used herein, the terms "Note" and "Deed of Trust" mean the
Note and Deed of Trust as so modified, renewed, and/or extended)

Substitute Trustee: Ashley Tegeler Kleiman

Foreclosure Sale:

Date: Tuesday, November 4, 2025

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 10:00am and not later than three hours thereafter.

Place: Edge of Courthouse Square (115 N. Washington St, La Grange, Texas 78945) just west of where straight sidewalk from north entrance of courthouse building meets West Colorado Street.

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 The First State Bank, Louise'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, The First State Bank, Louise, 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 The First State Bank, Louise's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First State Bank, Louise'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 The First State Bank, Louise 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 The First State Bank, Louise. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

By: 
ASHLEY TEGELER KLEIMAN, Substitute Trustee
207 W. Jackson P.O. Box 1567
EL CAMPO, TX 77437
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