

FILED AND RECORDED

MAY - 8 2025

Notice of Foreclosure Sale



Sharon Blasing
COUNTY CLERK, LEE COUNTY, TEXAS

Homestead Lien Contract and Deed of Trust ("Deed of Trust"):

Dated: January 8, 2019

Grantors: Victor Manuel Regalado Hernandez aka Victor Regalado and spouse, Elizabeth Almaraz Peralta

Trustee: Ervin B. Flencher, Jr.

Lender: Citizens State Bank

Recorded in: Volume 1244, Page 644, Real Property Records of Lee County, Texas.

Legal Description:

Lot 5, Block 185, City/Town of Giddings, Lee County, Texas, according to the plat thereof recorded in Plat Slide 1-A and 1-B, Plat Records of Lee County, Texas.

Being the same property described in Deed dated May 21, 2018, executed by Blas Sanchez and wife, Lisa Sanchez to Victor Regalado, recorded in Volume 1228, Page 1026, Real Property Records of Lee County, Texas.

The Real Property or its address is commonly known as 731 West Galveston Street, Giddings, Texas 78942. The Real Property tax identification number is R96788.

Secures: Promissory Note ("Note") in the original principal amount of \$10,000.00, executed by Victor Manuel Regalado Hernandez aka Victor Regalado ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Foreclosure Sale:

Date: Tuesday, June 3, 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 10:00 a.m.

Place: West Side of the Lee County Clerk's Office
843 E. Industry
Giddings, Texas 78942

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.

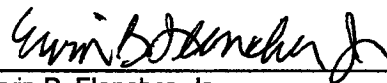
If Citizens State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.

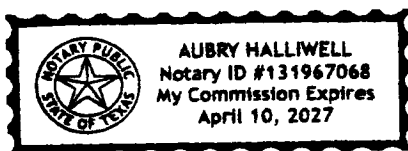


Ervin B. Flencher, Jr.
155 8th Street
Somerville, Texas 77879

STATE OF TEXAS)
COUNTY OF BURLESON)

This instrument was acknowledged before me on the _____ day of _____
2025 by Ervin B. Flencher, Jr.

7 may




Notary Public, State of Texas

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SHARON BLASING
COUNTY CLERK, LEE COUNTY, TEXAS