

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

First Tract:

All that certain 124.3 acre tract of land, more or less, situated in Hamilton County, Texas, out of the E.B. Bradley Survey, and being more fully described by metes and bounds on the attached Exhibit "A" which is here referred to and made a part hereof for all descriptive purposes.

Second Tract:

All that certain 17.629 acre tract of land, more or less, situated in Hamilton County, Texas, out of the E.B. Bradley Survey, Abstract No. 45, SAVE and EXCEPT, however, a 2.54 acre tract and a 1.378 acre tract, all being more fully described by metes and bounds on the attached Exhibit "A" which is here referred to and made a part hereof for all descriptive purposes.

Third Tract:

All that certain 264.5 acre tract of land, more or less, situated in Hamilton County, Texas, out of the E.B. Bradley, Hamilton County School Land Survey, Abstract No. 356, and Hamilton County School Land Survey, Abstract No. 372, SAVE and EXCEPT, however, a 17.629 acre tract, all being more fully described by metes and bounds on the attached Exhibit "A" which is here referred to and made a part hereof for all descriptive purposes.

Fourth Tract:

All that certain 137.5 acre tract of land, more or less, situated in Hamilton County, Texas, out of the E.B. Bradley Survey, being described in two tracts all on the attached Exhibit "A" which is here referred to and made a part hereof for all descriptive purposes.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, May 1, 2018

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: The area of the Hamilton County Courthouse in Hamilton, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or substitute trustee to sell the property in one or more parcels and/or sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Pursuant to the Texas Property Code, the trustee or substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the sale.

**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.**

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Raymond Cecil Krueger, Jr. and wife, Patsy Krueger, dated February 23, 2016, and recorded in Instrument Number 20160324 of the Real Property Records of Hamilton County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$354,547.29, and payable to the order of First State Bank Central Texas. First State Bank Central Texas is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: April 10, 2018.



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Blake Rasner  
Substitute Trustee  
Haley & Olson, P.C.  
100 N. Ritchie Road, Suite 200  
Waco, Texas 76712  
Telephone: (254) 776-3336  
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EXHIBIT "A"

FIRST TRACT:

All that certain 124.3 acres of land out of the E. B. Bradley Survey situated in Hamilton County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the center line of a public road, from which point a 6" cedar post bears N. 86 deg. 03' W., 8.0 vrs., for the S. E. corner of that certain tract described as Second Tract, in Warranty Deed dated May 19, 1943, from R. G. Krueger et ux to Raymond Cecil Krueger, recorded in Book 126, page 499 of the Deed Records of Hamilton County, Texas for the N. E. corner of this tract;

THENCE N. 86 deg. 03' W., at 8.0 vrs., begin wire fence, at 838.0 vrs., a 4" cedar post and stone mound brace, for the S. W. corner of said Raymond Krueger tract and the N. W. corner of this tract;

THENCE S. 19 deg. 00' W., with wire fence, and East line of a tract owned by Bottlinger, 75.0 vrs., to a 5" cedar post for a S. W. corner of this tract;

THENCE S. 77 deg. 13' E., with wire fence, 21.8 vrs to a 5" cedar post for an inside corner of this tract;

THENCE S. 19 deg. 30' W., with wire fence, and said Bottlinger's East line, 768.0 vrs to a 4" cedar post, from which point a 6" cedar post bears S. 81 deg. E., 0.6 vrs. for the N. W. corner of a tract of land owned by H. A. Enderbrock and the S. W. corner of this tract;

THENCE S. 80 deg. 27' E. with wire fence and said Enderbrock's North line, at 679.0 vrs., fence angles left, at 805.3 vrs., a 1" x 2" stake set in ground, from which point a rock lying on top of ground bears N. 19 deg. E., 2 vrs., and N. 81 deg. W., 2 vrs., for an inside corner of said Enderbrock tract, and the S. E. corner of this tract;

THENCE N. 19 deg. 00' E., across pasture, at 235.6 vrs., cross fence South side of public road, continuing with center line of said road, at 926.2 vrs. the place of Beginning, being 124.3 acres of land. Being the same land described in Warranty Deed dated May 16, 1962 from Annie Krueger, et al to R. C. Krueger, et ux and recorded at Volume 186, page 319, Hamilton County Deed Records.

EXHIBIT "A" continued

SECOND TRACT:

All that certain tract or parcel of land situated in Hamilton County, Texas and being 17.629 acres of land out of the E. B. Bradley Survey, A-45 and being a part of that 264.5 acre tract described in Deed to Raymond C. Krueger, Jr. and Victor Krueger, per Volume 275, page 111, Hamilton County Deed Records said 17.629 acre tract described by meles and bounds as follows:

BEGINNING at a steel pin set in a wire field fence and being in the East line of said 264.5 acre tract being common with the West line of a 124.3 acre tract described in deed to R. C. Krueger, et ux, per Volume 186, page 319, said Deed Records, being N 19-00 E, 2560 feet from the SWC thereof, said pin the NEC of this;

THENCE S 18-30-50 W (Satellite Bearing) an unfenced line crossing a cultivated field, at 1490.84 feet a steel pin set at the base of a 6 inch cedar corner post, the SEC of this;

THENCE N 72-54-29 W along fence at 389.28 feet a steel pin set at the base of a corner post, the SWC of this;

THENCE along fenced line of said field with steel pins set at the corners as follows: N 16-02-54 W, 267.95 feet; N 03-42-53 W, 151.28 feet; N 18-30-37 E, 823.13 feet, the NWC of this;

THENCE N 80-37-43 E along fence, at 677.17 feet the point of Beginning and containing 17.629 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT CERTAIN 2.54 ACRES OUT OF THE EDWARD B. BRADLEY SURVEY ABSTRACT NO. 35 IN HAMILTON COUNTY, TEXAS, BEING PART OF A 124.3 ACRE TRACT DESCRIBED IN A DEED FROM RAYMOND C. KRUEGER, JR. AND PATSY KRUEGER TO VICTOR KRUEGER, DATED FEBRUARY 17, 2003 AND RECORDED IN VOLUME 355, PAGE 891 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTH LINE OF SAID 124.3 ACRE TRACT AND THE NORTH LINE OF TRACT NO. 3 DESCRIBED IN A DEED FROM THOMAS N. MOYERS AND REBECCA MOYERS TO CHARLES HERBERT YORK AND JERRY SUE YORK, DATED AUGUST 24, 1997 AND RECORDED IN VOLUME 301, PAGE 673 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FOR THE SW CORNER OF THIS TRACT, FROM WHICH THE SW CORNER OF SAID 124.3 ACRE TRACT AND THE NW CORNER OF SAID TRACT NO. 3 BEARS: N 61° 39' 39" W, 1877.39';

THENCE N 20° 39' 17" E, ACROSS A PLOWED FIELD, 325.34' TO AN IRON ROD SET, FOR THE NW CORNER OF THIS TRACT;

THENCE S 80° 58' 57" E, ACROSS A PLOWED FIELD, 341.65' TO AN IRON ROD SET, BEING IN THE EAST LINE OF SAID 124.3 ACRE TRACT, FOR THE NE CORNER OF THIS TRACT;

THENCE S 17° 39' 16" W, ALONG THE EAST LINE OF SAID 124.3 ACRE TRACT AND PARTLY ALONG THE WEST LINE OF TRACT NO. 5 DESCRIBED IN A DEED FROM THOMAS N. MOYERS AND REBECCA MOYERS TO CHARLES HERBERT YORK AND JERRY SUE YORK, DATED AUGUST 24, 1997 AND RECORDED IN VOLUME 301, PAGE 673 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, ACROSS A PASTURE AND CROSSING THE EAST END OF A DRY STOCK TANK, 318.00' TO AN IRON ROD SET, BEING THE SE CORNER OF SAID 124.3 ACRE TRACT, BEING IN THE NORTH LINE OF TRACT NO. 4 DESCRIBED IN A DEED FROM THOMAS N. MOYERS AND REBECCA MOYERS TO CHARLES HERBERT YORK AND JERRY SUE YORK, DATED AUGUST 24, 1997 AND RECORDED IN VOLUME 301, PAGE 673 OF THE DEED RECORDS OF HAMILTON COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT;

THENCE N 61° 39' 39" W, ALONG THE SOUTH LINE OF SAID 124.3 ACRE TRACT, ACROSS A PASTURE AND CROSSING SAID DRY STOCK TANK, 359.55' TO THE POINT OF BEGINNING AND CONTAINING 2.54 ACRES OF LAND.

The above 2.54 acres of land being the same land described in Warranty Deed from Victor Krueger and wife, Gleda Krueger to Charles Herbert York and wife, Jerry Sue York, dated March 28, 2006, and recorded in Volume 398, Page 314, Real Property Records of Hamilton County, Texas.

FURTHER SAVE AND EXCEPT: 1.378 acres of land described in Deed from R. C. Krueger, et ux, to the State of Texas, dated April 15, 1977, and recorded at Volume 232, Page 1000, Deed Records of Hamilton County, Texas.

EXHIBIT "A" continued

THIRD TRACT:

All that certain tract or parcel of land situated in the E. B. Bradley, Hamilton County School Land A-356 and Hamilton County School Land A-372 Surveys as follows, to wit:

BEGINNING at the NW corner of a survey 200 acres sold Wm. Sommerfeld;

THENCE N 19 E 280 vrs., a S.M. in South line of a tract sold by J. D. Herrington to R. Richie;

THENCE S 77 E 298 vrs., to the SE corner of said J. D. Herrington a-S.M. at corner of a fence;

THENCE N 19 E 1382 vrs., a S.M. in South line of Geo. Knoll; T

THENCE S 71 E 558 vrs., a S.M. under Geo. Knoll fence for corner;

THENCE N. 19 E 160 vrs., a S.M. the SW corner of the Fowler tract (out of the E. B. Bradley);

THENCE S 71 E along South line of said Bradley tract 260 vrs., a S.M. for corner;

THENCE S 19 W 434 vrs.;

THENCE S 71 E 25 vrs.;

THENCE S 19 W 1305 vrs. To NE corner of Sommerfeld;

THENCE N 71 W 1105 vrs., to the Beginning, containing 264 1/2 acres of land more or less. Being the same land described in Warranty Deed with Vendor's Lien from Bertha Bollinger et al to R. C. Krueger et ux dated October 23, 1964 and recorded at Volume 194, Page 261, Hamilton County Deed Records.

SAVE AND EXCEPT:

All that certain tract or parcel of land situated in Hamilton County, Texas and being 17.629 acres of land out of the E. B. Bradley Survey, A-45 and being a part of that 264.5 acre tract described in Deed to Raymond C. Krueger, Jr. and Victor Krueger, per Volume 275, page 111, Hamilton County Deed Records said 17.629 acre tract described by moles and bounds as follows:

BEGINNING at a steel pin set in a wire field fence and being in the East line of said 264.5 acre tract being common with the West line of a 124.3 acre tract described in deed to R. C. Krueger, et ux, per Volume 186, Page 319, said Deed Records, being N 19-00 E, 2560 feet from the SWC thereof, said pin the NEC of this;

THENCE S 18-30-50 W (Satellite Bearing) an unfenced line crossing a cultivated field, at 1490.84 feet a steel pin set at the base of a 6 inch cedar corner post, the SEC of this;

THENCE N 72-54-29 W along fence at 389.28 feet a steel pin set at the base of a corner post, the SWC of this;

THENCE along fenced line of said field with steel pins set at the corners as follows: N 16-02-54 W, 267.95 feet; N 03-42-53 W, 151.28 feet; N 18-30-37 E, 823.13 feet, the NWC of this;

THENCE N 80-37-43 E along fence, at 677.17 feet the Point of Beginning and containing 17.629 acres of land.

EXHIBIT "A" continued

FOURTH TRACT:

Being 137 1/2 acres of land more or less, out of the E. B. Bradley Survey, described in two tracts as follows:

First Tract:

BEGINNING at the SE corner of a subdivision of said Bradley Survey, described in Deed from John Fowler and wife, to Henry Schneider, dated December 3, 1893 and recorded in Vol. U, Page 357, of the Deed Records of Hamilton County, Texas;

THENCE N 19 E 454 vrs., along E. line of said Schneider tract to the S line of the S. N. & S. T. Railroad right of way;

THENCE N 59 W 1100 vrs., along the S. side of said right of way, to where same crosses the W. line of said Schneider tract for the NW corner of this;

THENCE S 19 W 648 vrs., to SW corner of this, being the SW corner of the original Fowler subdivision;

THENCE S 71 E 1085 vrs., to the Place of Beginning.

Second Tract:

BEGINNING at the SE corner of a tract of land described in Deed from John Fowler and wife to Henry Schneider dated December 30, 1893, and recorded in Vol. U, Page 357, of the Deed Records of Hamilton County, Texas;

THENCE S 19 W 128 vrs., to the N. line of the R. Krueger tract;

THENCE N 87 W 830 vrs., along Krueger's N. line a corner;

THENCE N 19 E 365 vrs., to the S. line of tract purchased by Henry Schneider from John Fowler and wife;

THENCE S 71 E 714 vrs., to the Place of Beginning. Being the same land conveyed to Raymond Cecil Krueger by R. G. Krueger and wife by Deed dated May 19, 1943, recorded in Volume 126, Page 499, Deed Records of Hamilton County, Texas, to which Deed and the record thereof reference is hereby made for all pertinent purposes and made a part hereof.



# FILED and RECORDED

Instrument Number: 20180648 B: RP V: 534 P: 119

Filing and Recording Date: 04/10/2018 03:19:13 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Kiesha Bagwell*

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Kiesha Bagwell, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.