



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:

All that certain tract or parcel of land, situated in Hamilton County, Texas, described as follows, to-wit: 200 acres, more or less, out of the North part of the Hamilton County School Land Survey No. 17, A-359, Patent No. 495, Vol. 6, being more particularly described in Exhibit A attached hereto and for all intended purposes.

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

Date: Tuesday, April 3, 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 Krueger, Jr., dated December 11, 2015, and recorded in Document Number 20152008 of the Deed of Trust 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 \$100,000.00, and payable to the order of Extraco Banks, N.A. Extraco Banks, N.A. 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: March 8, 2018.



Blake Rasner
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Road, Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: brasner@haleyolson.com

Exhibit "A"

All that certain tract or parcel of land, situated in Hamilton County, Texas, described as follows, to-wit:
200 acres, more or less, out of the North part of the Hamilton County School Land Survey No. 17, A-359, Patent No. 495, Vol. 6, described as follows:

BEGINNING at the original Northwest corner of Hamilton County School Land Survey No. 17, A-359, Patent No. 495, Vol. 6;
THENCE S.71 E. along the North line of said survey to the Northeast corner of the same, a distance of 1344 vrs., more or less;
THENCE S.19 W. along fence 1080-1/2 vrs. to the Northeast corner of a 40 acre tract deeded by W.M. Bohannon to G. Tischler and described field notes in an Agreement dated August 17, 1894, and recorded in Book 7, page 622 of the Deed Records of said County;
THENCE N.72 W. 360 vrs. the lower S.W. corner of this tract a corner of fence being a corner of said Tischler tract;
THENCE N.18 E. 419 vrs. to a corner of fence, another corner of said 40 acres;
THENCE N.72 W. at 112 vrs. the N.W. corner of said G. Tischler 40 acre tract at 784 vrs. the S.W. corner of an 80 acre tract described as the second tract in the Deed from W.M. Bohannon to Charlie Kelm;
THENCE N.19 E. along the West line of said 80 acre tract to the BEGINNING.

Said tract of land being the same identical real property as that described in a Deed of Trust dated September 9, 1981, from Raymond C. Krueger, Jr., and wife, Mavis Krueger to the Federal Land Bank of Texas, recorded in Volume , page , Hamilton County Deed of Trust Records, to which said Deed of Trust and the record reference is here made for all descriptive purposes.

FILED and RECORDED

Instrument Number: 20180455 B: RP V: 532 P: 706

Filing and Recording Date: 03/12/2018 01:58:04 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

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.