



## Notice of Foreclosure Sale

**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.**

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

BEING all that certain tract or parcel of land located in the City of Evant, Hamilton County, Texas out of the Thomas Osborn Survey Abstract No. 1295, the J.L. Flowers Survey Abstract No. 1482 and being a portion of Tracts One and Two, conveyed to Stanley Stanford et ux, by deed recorded in Volume 384, Page 906 in the Deed Records of Hamilton County, Texas and being more particularly described by metes and bounds as follows; to wit:

BEGINNING at an 8" dia. pine fence corner post in the west line of Memory Lane a.k.a. County Road No. 421 and being the northeast corner of said Stanford Tract Two and also being in the south line of a so-called 1.364 acres tract of land conveyed to Raymond W. Callen.

THENCE South 17 deg. 39 min. 11 sec. West along the west line of said Memory Lane, at 180' pass the common east corner of said Stanford Tracts One and Two and in all a distance of 214.28 feet to a 5/8" dia. capped iron pin set for the southeast corner of this tract.

THENCE North 74 deg. 01 min. 00 sec. West a distance of 202.11 feet to a 5/8" dia. capped iron pin set for the southwest corner of this tract.

THENCE North 15 deg. 43 min. 38 sec. East, crossing the common line of said Stanford Tracts One and Two, at 88.38 feet pass a 7" dia. cutoff cedar fence corner post in concrete for an ell corner in said Stanford Tract Two, same being the southeast corner of a so-called 0.516 acres tract of land conveyed to Robert L. Mueller, Jr., by deed recorded in Volume 523, Page 690, 1st and 2nd Tracts (D.R.H.C.T.) and in all continuing along the northerly west line of said Stanford Tract Two and the east line of said Mueller Tract a distance of 212.37 feet to a 7" dia. cedar fence corner post at the northerly northwest corner of said Stanford Tract Two, the northeast corner of said Mueller 2nd Tract and also being in the south line of said Callan Tract.

THENCE South 74 deg. 31 min. 00 sec. East with an old fence along the northerly north line of said Stanford Tract Two and south line of said Callan Tract, a distance of 209.31 feet to the PLACE OF BEGINNING and containing 1.007 acres of land.

BEING the same tract or parcel of land described in General Warranty Deed recorded in Volume 536, Page 322 in the Real Property Records of Hamilton County, Texas.

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the *Deed of Trust* recorded in Volume 549, Page 779, Real Property Records of Hamilton County, Texas.

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

Date: November 5, 2024

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 1:00 p.m. and not later than three hours thereafter.

Place: Hamilton County Courthouse in Hamilton, Texas, at the following location:  
At the west center steps of the Hamilton County Courthouse, 102 North Rice Street, Hamilton, Texas 76531.

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*. The reposting or refiled may be after the date originally scheduled for this sale.

4. *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 their bid immediately in cash if their bid is accepted.

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 to sell the property in one or more parcels and/or to sell all or only part of the property.

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 or any 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 first sale of the day held by the trustee or any substitute trustee. This sale will be conducted subject to the right of rescission contained in section 51.016 of the *Texas Property Code*.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Paul C. Meurer and wife, Stephanie A. Meurer. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$79,560.00, executed by Paul C. Meurer and wife, Stephanie A. Meurer, and payable to the order of The First National Bank of Evant, which is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, The First National Bank of Evant.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

Dated September 27, 2024.



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WALT FAIR, Trustee  
Attorney for The First National Bank of Evant  
State Bar Number 06781800  
1508 North Valley Mills Drive  
Waco, Texas 76710  
Telephone: (254) 772-6400  
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## FILED and RECORDED

Instrument Number: 20241775 B: RP V: 649 P: 375

Filing and Recording Date: 09/30/2024 02:31:09 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.



*Rachel L. Geeslin*

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Rachel Lamb Geeslin, 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.