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**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:

**FIFTH TRACT:**

359.53 ACRES IN MASON COUNTY, TEXAS. CONSISTING OF APPROXIMATELY 347.845 ACRES OUT OF THE G. W. BIRD SURVEY NO. 56, ABSTRACT NO. 1487, 10.852 ACRES OUT OF THE SCRAP FILE NO. 7711, ABSTRACT NO. 1997, AND 0.833 ACRES OUT OF THE W. G. HILL SURVEY NO. 160, ABSTRACT NO. 1381, AND BEING OUT OF THAT CERTAIN PARENT TRACT DESCRIBED AS 670.091 ACRES IN A DEED TO TED SMITH RECORDED IN VOLUME 232, PAGE 583 OF THE MASON COUNTY REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A".

**SIXTH TRACT:**

91.69 ACRES IN MASON COUNTY, TEXAS OUT OF THE JOSEPH KRONE SURVEY NO. 72, ABSTRACT NO. 546, AND BEING OUT OF THAT CERTAIN PARENT TRACT DESCRIBED AS 670.091 ACRES IN A DEED TO TED SMITH RECORDED IN VOLUME 232, PAGE 583 OF THE MASON COUNTY REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "B".

**SEVENTH TRACT (EASEMENT ESTATE ONLY):**

BEING A 30 FEET WIDE STRIP OF LAND IN MASON COUNTY, TEXAS OUT OF THE JOSEPH KRONE SURVEY NO. 72, ABSTRACT NO. 546, AND SCRAP FILE NO. 7711, ABSTRACT NO. 1997, AND BEING OUT OF THAT CERTAIN PARENT TRACT DESCRIBED AS 670.091 ACRES IN A DEED TO TED SMITH RECORDED IN VOLUME 232, PAGE 583 OF THE MASON COUNTY REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "C".

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

Date: Tuesday, August 6, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place: The area of the Mason County Courthouse in Mason, 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 refiling 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

Hansen Land & Cattle Co LLC, dated March 1, 2017, and recorded in Document Number 170173, Volume 298, Page 181 of the Deed of Trust Records of Mason County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described in the original principal amount of \$2,260,500.00 payable to the order of First State Bank Central Texas as well as all other debts owed to First State Bank Central Texas which debts include Promissory Notes in the original principal balances of \$180,025.00 and \$671,687.00 (collectively the "Obligation"). BancorpSouth Bank, successor in interest by merger with 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: July 3, 2019.



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@haleyolso.com](mailto:brasner@haleyolso.com)

FILED at 1:15 P M  
7-5, 2019

PAM BEAM, Clerk

Court, Mason County, Texas

By Cindy K. Stover

## EXHIBIT "A"

Fifth Tract: 359.53 acres in Mason County, Texas, consisting of approximately 347.845 acres out of the G.W. Bird Survey No. 56, Abstract No. 1487, 10.852 acres out of the Scrap File No. 7711, Abstract No. 1997, and 0.833 acres out of the W.G. Hill Survey No. 160, Abstract No. 1381, and being out of that certain parent tract described as 670.091 acres in a deed to Ted Smith recorded in Volume 232, Page 583 of the Mason County Real Property Records.

Beginning at a 5/8" steel stake in the east line of the W.G. Hill Survey No. 160, Abstract No. 1381, and the east line of that certain tract described as 1064.948 acres in a deed to Weltz Management recorded in Volume 263, Page 509 of said Real Property Records for N.W. corner of the Indianola Railroad Company Survey No. 55, Abstract No. 528, the S.W. corner of said Survey No. 56, the N.W. corner of that certain tract described as 404 1/4 acres in a deed to the Donald B. Zirfax and Patsy K. Zirfax Revocable Living Trust recorded in Volume 156, Page 1181 of said Real Property Records, the S.W. corner of said parent tract, and the S.W. corner hereof;

Thence along a fence along or near the common line of said Surveys No. 160 and No 56 for the east line of said 1064.948 acres, a westerly line of said parent tract, and the west line hereof  
N 00°49'19" E a distance of 669.38 feet to a 3/8" steel stake found,  
N 02°44'50" E a distance of 766.01 feet to a 3/8" steel stake found,  
N 02°45'12" E a distance of 621.22 feet to a 12" pine "T" corner post,  
N 87°36'08" W a distance of 102.73 feet to a 12" pine "L" corner post,  
N 02°13'54" E a distance of 248.31 feet to a 1/2" steel stake found,  
N 01°50'20" E a distance of 224.19 feet to a 1/2" steel stake found with cap marked "Ross",  
S 89°01'47" E a distance of 104.59 feet to a 1/2" steel stake found, and  
N 00°32'31" W a distance of 322.27 feet to a 1/2" steel stake found in concrete for the S.W. corner of that certain tract described as 1351.84 acres in a deed to Herman Hiltfelder, Jr., et ux, recorded in Volume 81, Page 220 of the Mason County Deed Records, the most westerly N.W. corner of said parent tract, and the N.W. corner hereof;

Thence along a fence for the south line of said 1351.84 acres, a northerly line of said parent tract, and the north line hereof S 89°57'42" E a distance of 5311.70 feet to a 1/2" steel stake found in the common line of said Survey No. 56 and said Scrap File No. 7711 for the S.E. corner of said 1351.84 acres, and a re-entrant corner of said parent tract;

Thence along a division line of said parent tract for the north line hereof N 89°48'06" E a distance of 146.47 feet to a 1/2" steel stake found with cap marked "Ross" at an "L" fence corner for the N.E. corner hereof; Thence along an existing fence for a division line of said parent tract for the east line hereof  
S 00°30'24" E a distance of 412.74 feet to a 3" pipe angle post,  
S 06°03'12" W a distance of 435.57 feet to a calculated point,  
S 06°04'38" W a distance of 507.51 feet to an 8" cedar angle post,  
S 06°32'29" W a distance of 153.87 feet to a 3/8" steel stake found,  
S 17°59'12" E a distance of 62.50 feet to a 3/8" steel stake found,  
S 17°56'57" E a distance of 286.57 feet to a 3/8" steel stake found,  
S 00°58'52" W a distance of 428.84 feet to an 8" cedar post, and  
S 00°47'57" W a distance of 306.71 feet to a 1/2" steel stake found in the east line of said Scrap File No. 7711 for a common corner of the C. Kuehn Survey No. 783, Abstract No. 543 and the German Emigration Company Survey No. 752, Abstract No. 325, a northwesterly corner of that certain tract described as 151.577 acres in a deed to Rebecca Moneyhon recorded in Volume 157, Page 452 of said Real Property Records, and a re-entrant corner of said parent tract;

Thence along a fence for the common line of said Scrap File No. 7711 and said Survey No. 752 for a westerly line of said 151.577 acres, an easterly line of said parent tract, and the east line hereof S 00°39'23" E a distance of 290.10 feet to a 1/2" steel stake found for the N.E. corner of said 404 1/4 acres, the most southerly S.E. corner of said parent tract, and the S.E. corner hereof;

Thence along a fence for the north line of said 404 1/4 acres, a southerly line of said parent tract, and the south line hereof N 88°33'44" W a distance of 234.33 feet to a 120d nail found in a stone mound in the west line of said Scrap File No. 7711 for the common corner of said Surveys No. 55 and No. 56;

Thence along the common line of said Surveys No. 55 and No. 56 for the north line of said 404 1/4 acres, a southerly line of said parent tract, and the south line hereof N 89°55'57" W a distance of 5301.59 feet to the point of beginning, having an area of 359.53 acres.

EXHIBIT "B"

Sixth Tract; 91.69 acres in Mason County, Texas out of the Joseph Krone Survey No. 72, Abstract No. 546, and being out of that certain parent tract described as 670.091 acres in a deed to Ted Smith recorded in Volume 232, Page 583 of the Mason County Real Property Records.

Beginning at a 1/2" steel stake in the west line of U.S. Highway 87 on the common line of the Daniel Draub Survey No. 71, Abstract No. 213 and said Survey No. 72, the S.E. corner of that certain tract described as 320 acres in a deed to Jane Eckert recorded in Volume 53, Page 157 of the Mason County Deed Records, the N.E. corner of said parent tract, and the N.E. corner hereof;

Thence along the west line of U.S. Highway 87, an easterly line of said parent tract, and the east line hereof S 14°29'38" E a distance of 973.03 feet to a TxDOT concrete monument found opposite of Highway Engineer's Station No. P.C., 573 + 94.1 for the north end of a curve to the right having a radius of 5669.02 feet, and along said curve with an arc of 787.52 feet, and with a chord bearing S 10°26'08" E a distance of 786.89 feet to a TxDOT concrete monument found opposite of Highway Engineer's Station No. P.T. 581 + 89.1 for the south end of said curve, and S 06°27'42" E a distance of 154.76 feet to a 1/2" steel stake on the common line of the F. & M. Survey No. 389 1/4 and said Survey No. 72, the N.E. corner of that certain tract described as 54.358 acres in a deed to Joel Norton recorded in Volume 91, Page 146 of said Deed Records, the most easterly S.E. corner of said parent tract, and the S.E. corner hereof;

Thence along a fence for the north line of said 54.358 acres, a southerly line of said parent tract, and the south line hereof S 89°16'34" W a distance of 437.96 feet to a 1/2" steel stake found with cap marked "Ross", S 89°07'25" W a distance of 501.51 feet to a 1/2" steel stake found with cap marked "Ross", and S 89°20'56" W a distance of 1257.94 feet to a 5/8" steel stake for the common corner of Scrap File No. 771, Abstract No. 1997, the C. Kuehn Survey No. 783, Abstract No. 543, and said Survey No. 389 1/4, the N.W. corner of said 54.358 acres, and a re-entrant corner of said parent tract;

Thence along the common line of said Scrap File No. 771 and said Survey No. 72 for a division line of said parent tract, and the south line hereof S 89°59'59" W a distance of 836.03 feet to a 1/2" steel stake in an electric transmission line easement for the S.W. corner hereof;

Thence along the approximate centerline of said electric transmission line easement for a division line of said parent tract, and the west line hereof N 04°03'44" W a distance of 1397.58 feet to a 1/2" steel stake in a fence for the common line of said Surveys No. 71 and No. 72, the south line of said 320 acres, and the north line of said parent tract for the N.W. corner hereof;

Thence along the common line of said Surveys No. 71 and No. 72, the south line of said 320 acres, the north line of said parent tract, and the north line hereof S 88°03'47" E a distance of 900.16 feet to a 1/2" steel stake found with cap marked "Ross",  
S 88°34'14" E a distance of 535.87 feet to a 2.5" pipe post,  
S 89°05'51" E a distance of 599.82 feet to a 2.5" pipe post, and  
S 88°20'54" E a distance of 844.85 feet to the point of beginning, having an area of 91.69 acres.

EXHIBIT "C"

Seventh Tract (Easement Estate Only): Being a 30 feet wide strip of land in Mason County, Texas out of the Joseph Krone Survey No. 72, Abstract No. 546, and Scrap File No. 7711, Abstract No. 1997, and being out of that certain parent tract described as 670.091 acres in a deed to Ted Smith recorded in Volume 232, Page 583 of the Mason County Real Property Records.

This 30 feet wide strip of land is described as being 30 feet south of, perpendicular from, and parallel to the approximate common line of the Daniel Draub Survey No. 71, Abstract No. 213 and said Survey No. 72, the south line of that certain tract described as 320 acres in a deed to Jane Eckert recorded in Volume 53, Page 157 of the Mason County Deed Records, a northerly line of said parent tract, and the north line of the 91.69 acre Second Tract described above.

Beginning at a 1/2" steel stake in an electrical transmission line easement for the N.W. corner of said 91.69 acre Second Tract;

Thence along a fence as follows:

N 87°59'58" W a distance of 143.85 feet to a 2.5" pipe post,  
N 88°48'43" W a distance of 407.68 feet to a 1/2" steel stake found with cap marked "Ross",  
N 88°40'23" W a distance of 619.07 feet to a 2.5" pipe post, and  
N 89°03'55" W a distance of 612.00 feet to a 1/2" steel stake found in the approximate common line of the G.W. Bird Survey No. 56, Abstract No. 1487 and said Survey No. 72, the east line of that certain described as 1351.84 acres in a deed to Herman Hitzfelder, Jr., et ux, recorded in Volume 81, Page 220 of said Deed Records for the S.W. corner of said 320 acres, the most northerly N.W. corner of said parent tract, and a northwesterly corner hereof;

Thence 30 feet east of, perpendicular from, and parallel to a fence for the approximate common line of said Surveys No. 56 and No. 72, the east line of said 1351.84 acres, a westerly line of said parent tract, and a westerly line hereof S 01°34'07" W a distance of 373.13 feet to a 3" pipe post,  
S 00°09'37" W a distance of 637.57 feet to a 2.5" pipe post, and  
S 00°20'27" W a distance of 494.14 feet to a 1/2" steel stake found in the west line of said Scrap File No. 7711 for a common corner of the Indianola Railroad Company Survey No. 55, Abstract No. 528 and said Survey No. 56, the S.E. corner of said 1351.84 acres, a re-entrant corner of said parent tract, and the south end hereof.