

## NOTICE OF TRUSTEE'S FORECLOSURE SALE

### DEED OF TRUST:

Dated: November 13, 2014

Grantor: Ward Ranch Ltd., a Texas limited partnership

Trustee: Kevin Sebade

Trustee's Address: PO Box 100  
Muenster, TX 76252

Lender: Muenster State Bank

Recorded in: Volume 1977 Page 596 Official Public Records of Cooke County, Texas

Legal Description: All that property in Cooke County, Texas, more fully described in Exhibit A attached hereto and made a part hereof for all intents and purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$476,000.00, executed by Ward Ranch Ltd. ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust

FILED FOR RECORD

25 SEP 30 AM 11:43

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY BL DEPUTY

### FORECLOSURE SALE:

Date: Tuesday, November 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

Place: Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code

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 Muenster 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, Muenster State Bank the owner and holder of the Note, has requested Trustee to sell the Property.

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 Muenster 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 Muenster 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.**

*Kevin Sebade*

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Kevin Sebade, Trustee

PO Box 100

Muenster, TX 76252

[kevins@muensterstate.bank](mailto:kevins@muensterstate.bank)

940-759-2257 telephone

940-759-2243 fax

# EXHIBIT A

Tract 1:

All that certain tract or parcel of land situated in the County of Cooke and State of Texas, to-wit: BRING an irregular tract of land lying in the watershed of Red River and situated in the Daniel Martin Survey, Abstract No. 617, Cooke County, Texas. Said tract is the East 169.262 acres of a tract that is known as 281 acres out of said Daniel Martin Survey as shown in a Warranty Deed to S. J. Embry and recorded in Volume 360, page 403 of the Deed Records of said Cooke County, Texas. The tract herein being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the E. H. Featherstone Survey, Abstract No. 381, said corner is common with an inner corner to the Daniel Martin Survey, Abstract No. 617;  
THENCE South 01°-44' W., along a line through the Daniel Martin Survey, Abstract No. 617 and also being a line through said 281 acre tract which is described in Volume 360, page 403 of the Deed Records of Cooke County, Texas, a distance of 2828.4 feet, to a point in the South Boundary line of said 281 acre tract, said point is also in the center of a county road and in the South line of said Martin Survey;  
THENCE in an Easterly direction, with the South boundary line of said 281 acre tract, along the center of the county road, and also along the South line of said Martin Survey, the following courses and distances: E. 87°-41' E., -37.1 feet; S. 88°-17' E., -993.6 feet; N. 89°-05' E., -989.8 feet; and S. 87°-23' E., - 803.6 feet, to the Southeast corner of said 281.0 acre tract and said corner is common with the Southwest corner of the Jim Rose tract of land.  
THENCE North 02°-33' E., with the West boundary line of said Rose tract of land, along an old fence, a distance of 2054.2 feet, to an anglepoint said line;  
THENCE North 04°-16' E., continuing with the West boundary line of said Rose tract of land, along an old fence, a distance of 732.9 feet, to the Southeast corner of a tract that is now or formerly owned by Weaver;  
THENCE North 88°-06' W., with the South boundary line of said Weaver tract of land, along an old fence, a distance of 2654.8 feet, to the place of beginning, containing 169.262 acres of land.

Tract 2:

All that certain 158 acres of land out of the Daniel Martin Survey, Abst. No. 617, described as follows:  
BEGINNING at the Southwest corner of 150 acre tract conveyed by T. Wilkerson and wife to J. A. Franklin;  
THENCE East 950 varas to West line of the H. H. Davis Survey;  
THENCE South 940 varas to the North Boundary Line of Joe Dillard land;  
THENCE West 950 varas to East line of E. H. Featherstone Survey;  
THENCE North 940 varas to the place of beginning. Being the same tract of land conveyed to J. H. Weaver by T. Wilkerson and wife, Mary Wilkerson, by deed dated the 26th day of May, 1905, and recorded in Vol. 90, page 556, of the Deed Records of Cooke County, Texas.

LESS AND EXCEPT all oil, gas and other minerals.