

FEB 06 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**NOTICE OF TRUSTEE 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 duty including active military duty 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.”

Date: February 2, 2024

CONTRACT FOR DEED

DATE: February 28, 2017

BUYER: Adolfo Cuevas Rojas and Maria Cuevas

BUYER'S ADDRESS: Adolfo Cuevas Rojas and Maria Cuevas
860 VZ CR 2703
Mabank, Texas 75147

SELLER: Landco Investments, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Van Zandt County

PROPERTY: Lot 701, FG Roberts Survey, Van Zandt County, Texas.

HOLDER: Landco Investments, Inc.
PO Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

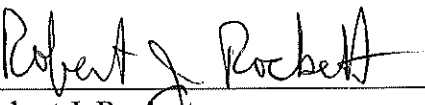
DATE of PROPERTY SALE: (First Tuesday of the Month): March 5, 2024

PLACE OF PROPERTY SALE: Van Zandt County Courthouse, Texas, at the following location: 121 East Dallas Street, Canton, Texas 75103. THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434