

FILE FOR RECORD

AUG 12 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

**Notice of Foreclosure Sale**

July 31, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 11, 2023

Grantor: Norma Lisseth Benitez Gomez and Oscar Ibarra Ortiz

Trustee: Robert J. Rockett

Lender: Fair Road Properties, Inc.

Recorded in: Instrument No. 2023-006722 of the real property records of Van Zandt County, Texas

Legal Description: Tract 16 at J Taylor Survey and being more particularly described in the attached Exhibit "A"

Secures: Promissory Note ("Note") in the original principal amount of \$128,385.83, executed by Norma Lisseth Benitez Gomez and Oscar Ibarra Ortiz ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok and Randy Daniel and Agency Sales and Posting, LLC

Substitute Trustees'  
Address: 226 Bailey Ave, Ste 101, FORT WORTH, TX, 76107

Foreclosure Sale:

Date: Tuesday, September 2, 2025

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 10:00 A.M. and not later than three hours thereafter.

Place: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Fair



Road Properties, Inc.'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, Fair Road Properties, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Fair Road Properties, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Fair Road Properties, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Fair Road Properties, Inc. 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 Fair Road Properties, Inc.. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.**

/s/ Craig C. Lesok

Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Craig C. Lesok and Randy Daniel and Agency Sales  
and Posting, LLC  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: craig@lesoklaw.com

EXHIBIT A

**JDS SURVEYING, INC.**

**T.B.P.E.L.S. Firm Registration No. 10194118  
159 W. MAIN - VAN, TX 75790 - Phone: (903) 963-2333**

**2.64 ACRES**

All that certain lot, tract or parcel of land located within the J. Taylor Survey, Abstract No. 864 of Van Zandt County, Texas, being all of a called 2.640 acre tract as described in a deed from Rosie Relford to Torrance Greene, dated April 1, 2022 and recorded in Document No. 2022-004111 of the Real Records of Van Zandt County, Texas, and also being a portion of Tract 16 of the Cedar Point Subdivision according to plat of said subdivision as appears of record in Glides 181A of the Plat Records of Van Zandt County, Texas, and this 2.64 acre tract being more fully described as follows:

**BEGINNING** at Cotton Spindle Set in County Road 3824 and the Southwest line of a called 2.600 acre tract as described in a deed from Maria M. Vazquez to Maria Del Refugio Vazquez, dated February 10, 2015 and recorded in Document No. 2015-001274 and being at the North corner of a called 2.546 acre tract as described in a deed from Jose Vicente Hernandez, et ux. to Torrance Green, et al., dated August 26, 2021 and recorded in Document No. 2021-009948, from which a 1/2" Iron Rod Found in the Northeast line of said County Road 3824 and the common line of said Vazquez 2.600 acre tract and a called 2.600 acre tract as described in a deed from Martin Rosendo Ortiz, et al. to Epifanio Castillo, dated June 1, 2019 and recorded in Document No. 2021-008223, bears North 31 deg. 52 min. 03 sec. West, a distance of 111.47 feet;

**THENCE** South 29 deg. 23 min. 11 sec. West, with the Northwest line of said 2.546 acre tract, passing a 2" Steel Post Found at 32.95 feet and continuing for a total distance of 857.37 feet to a 1/2" Iron Rod Set for corner in the Northeast line of a called 2.105 acre tract as described in a deed from Jose R. Tamez, et ux. to Porfirio Morales, et ux., dated December 7, 2000 and recorded in Volume 1595, Page 393 and being at the West corner of said 2.546 acre tract;

**THENCE** North 60 deg. 29 min. 41 sec. West, with the Northeast line of said 2.105 acre tract, a distance of 131.95 feet to a 3/4" Iron Pipe Found in the Southeast line of a called 2.630 acre tract as described in a deed from Jose E. Tamez, et ux. to Jesus M. Lira, et ux., dated April 29, 1989 and recorded in Volume 1464, Page 462 and being at the North corner of said 2.105 acre tract;

**THENCE** North 29 deg. 36 min. 12 sec. East, with the Southeast line of said 2.630 acre tract, a distance of 174.56 feet to a 3/8" Iron Rod Found at the East corner of same and being the South corner of a called 2.444 acre tract as described in said Document No. 2022-004111;

**THENCE** North 29 deg. 20 min. 17 sec. East, with the Southeast line of said 2.444 acre tract, a distance of 713.73 feet to a Point for Corner in said County Road 3824 and the Southwest line of said Castillo 2.600 acre tract;

**THENCE South 47 deg. 18 min. 20 sec. East, with said County Road 3824 and the Southwest line of said Castillo 2.600 acre tract and said Vazquez 2.600 acre tract, a distance of 135.53 feet to the POINT OF BEGINNING AND CONTAINING 2.64 ACRES OF LAND. See Map No. 3176 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of June, 2022.**