

FILE FOR RECORD

MAR 11 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Notice of Foreclosure Sale

February 25, 2025

Contract for Deed ("Contract for Deed"):

Dated: February 28, 2017

Buyer: Adolfo Cuevas Rojas and Maria Guadalupe Cuevas

Seller: Landco Investments, Inc.

Legal Description: See Exhibit A

Details: Original principal amount of \$99,900.00, executed by Adolfo Cuevas Rojas and Maria Guadalupe Cuevas ("Buyer") and payable to the order of Seller

Substitute Trustees: Craig C. Lesok, Randy Daniel

Substitute Trustees'
Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, April 1, 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 of 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 Commissioners 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 Landco Investments, Inc.'s bid may be by credited against the indebtedness

Default has occurred in the payment and in the performance of the obligations of the Contract for Deed. Because of that default, Landco Investments, Inc., the Seller under the Contract for Deed, has requested Substitute Trustee to sell the Property.



The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Landco Investments, Inc.'s election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Landco Investments, Inc.'s rights and remedies under the Contract for Deed 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 Trustees will sell the Property in accordance with the Terms of Sale described above, the Contract for Deed, and applicable Texas law.

If Landco Investments, 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by Landco Investments, 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 Contract for Deed. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

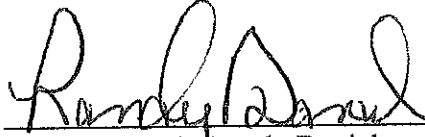
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustees reserve the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustees.

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 Seller
SBOT No. 24027446

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

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

EXHIBIT A

All that certain lot, tract or parcel of (land) and situated in the F. G. ROBERTS SURVEY No. 701, Van Zandt County, Texas and being the same tract of land described in a Deed to Cody D. Clayburn and wife, Cindy Rand Clayburn recorded in Volume 1237, Page 791 of the DRVZCT. (, should be comma) said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at the southwest corner of the Clayburn tract, the southeast corner of the John and Brooke Brock 54.34 acre tract of land described in Deed recorded in Volume 1495, page 354 of the DRVZCT and in the center of VZ CR2703;

THENCE North 01 degrees 19 minutes 27 seconds East passing a 17" hackberry tract (?) at 20.36 feet and continuing along the common line of the Clayburn tract and the Brock tract a total distance of 637.21 feet to a 5/8 inch iron rod set at the northwest corner of the Clayburn tract and the western most southwest corner of the Theresa Stout 6.5 acre tract;

THENCE along the common line of the Clayburn tract and the Stout tract as follows; North 89 degrees 59 minutes 54 seconds East 135.20 feet to a landscape timber found at the Northwest corner of the Clayburn tract;

THENCE South 01 degrees 02 minutes 37 seconds West, passing a 3/8 inch iron rod found at 317.39 feet and continuing a total distance of 637.15 feet to the Southeast corner of the Clayburn tract on VZ CR 2703;

THENCE West (Reference Bearing), 138.32 feet (Deed Call 133.82 feet) along the center of VZ CR 2703 to the POINT OF BEGINNING and CONTAINING 2.00 ACRES OF LAND of which 0.07 acre lies within the occupied VZCR 2703.