

NOTICE OF TRUSTEE SALE

FILED IN RECORD

DATE OF SALE: First Tuesday of September 2026; September 7, 2026 -5 AM 11:38

TIME OF SALE: Between 10:00 AM and 4:00 PM

COUNTY CLERK, VAN ZANDT

LOCATION OF SALE: Van Zandt Courthouse, Canton, Texas

DEPUTY

PROPERTY: BEING ALL OF: Tract 7 a 5.014 acre tract of land situated in the Thomas Horsley Survey, Abstract Number 341, Van Zandt County, Texas, being a portion of that certain called 88.269 acre tract described in instrument Land Baron, Inc., recorded under Clerk's File Number 2024-002503, of the Official Public Records of Van Zandt County, Texas.

DEED OF TRUST:

Date: May 17, 2024

Grantor: Mirian Guada Bustillo Cabrera & Ismael Asencion Gonzalez

Beneficiary: Land Baron, Inc.

Trustee: Christopher Hackler

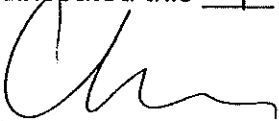
Recorded in the Official Public Records of Van Zandt County, Texas

as Instrument No. 2024-008077

Because of default in payment of the indebtedness secured by the Deed of Trust and the acceleration of the maturity of the debt, the Trustee will sell the property at public auction to the highest bidder for cash.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES.

Executed this 4 day of August 2026.



Christopher Hackler

Trustee