

Notice of Foreclosure Sale

October 10, 2025

FILE FOR RECORD
OCT 14 2025
SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Contract for Deed ("Contract for Deed"):

Dated: May 19, 2020

Buyer: Luis Adalberto Hernandez Rodriguez and Shirley Marileny Mendez Guzman

Seller: Simla Investments, LLC

Legal Description: See Exhibit A

Property Address: 359 VZ CR 3436, Wills Point, TX 75169

Details: Original principal amount of \$101,400.00, executed by Luis Adalberto Hernandez Rodriguez and Shirley Marileny Mendez Guzman ("Buyer") and payable to the order of Seller

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

Substitute Trustees'

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

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 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 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 Simla Investments, LLC'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, Simla Investments, LLC, 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 Simla Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Simla Investments, LLC'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 Simla Investments, LLC 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 Simla Investments, LLC. 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.

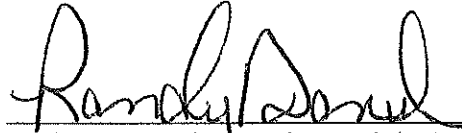
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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, 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"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL, OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, IN THE W.B. ROBINSON SURVEY, A-724, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 53, BLOCK B, OF CANAAN LANDS, AN ADDITION TO VAN ZANDT COUNTY, ACCORDING TO THE PLAT RECORDED IN GLIDE 178-A OF THE VAN ZANDT COUNTY PLAT RECORDS. BEING DESCRIBED ALL OF A CALLED 0.499 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK RECORDED IN DOCUMENT NO. 2019-001259 OF THE DEED RECORDS VAN ZANDT COUNTY, TEXAS (DRVZCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE CALLED CENTERLINE OF COUNTY ROAD 3436, WHICH BEARS N 89° 00' 00" E 29.00 FEET FROM A 1/2" IRON ROD FOUND IN THE NORTHWEST CORNER OF LOT 53, BEING THE NORTHWEST CORNER OF THE ABOVE MENTIONED THE BANK OF NEW YORK MELLON TRACT AND THIS TRACT;

THENCE N 89° 01' 12" E, 147.66 FEET ALONG THE CALLED CENTERLINE OF COUNTY ROAD 3436, THE NORTH LINE OF THIS TRACT TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF LOT 53 AND THIS TRACT AS FOLLOWS: S 05° 00' 00" E, (REFERENCE BEARING), PASSING A 1/2" IRON ROD FOUND AT 29.84 FEET CONTINUING A TOTAL DISTANCE OF 147.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 ACRES OF LAND MORE OR LESS.