

FILE FOR RECORD

JAN 13 2026

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Notice of Foreclosure Sale

January 12, 2026

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, Agency Sales and Posting, LLC

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

Foreclosure Sale:

Date: Tuesday, February 3, 2026

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.



/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

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 54.34acre 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 54seconds 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.