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**COPY**

**Notice of Foreclosure Sale**

May 6, 2026

Deed of Trust, Security Agreement, and Financing Statement (“Deed of Trust”):

Dated: August 26, 2024

Grantor: LANDSTAR PROPERTIES, LLC a Wyoming limited liability company

Trustee: Jamie Gibson

Lender: CITIZENS STATE BANK

Recorded in: Document number 250308 in the Official Public Records of Crosby County, Texas.

Property: Tract 1: All of Lots Twenty-One (21) through Forty (40), both inclusive, Block Sixty-Four (64), North Addition to the Town of Crosbyton, Crosby County, Texas;

Tract 2 : All of Lots Sixteen (16) through Twenty (20), both inclusive, Block Sixty-Five (65), North Addition to the Town of Crosbyton, Crosby County, Texas;

Tract 3: All of Lots Six (6) through Twenty-Four (24), both inclusive, and that part of Lots One (1) though Five (5), both inclusive, lying South of U.S. Highway 82, Block Seventy-Three (73), East Addition to the Town of Crosbyton, Crosby County, Texas; and

Tract 4: All of the remainder of Lots Eight (8) through Twelve (12) lying South of U.S. Highway 82, and all of Lots Thirteen (13) through Eighteen (18), Block Seventy-Four (74), East Addition to the City of Crosbyton, Crosby County, Texas, including all of the 20' Alley that lies between Lots Seven (7) through Eighteen (18);

TOGETHER WITH, all of Grantor's right, title and interest in and to all and singular, (a) all buildings, improvements, and fixtures; (b) all rights, privileges, and appurtenances pertaining to the above-described property, including any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way; (c) all leases, rents, and security deposits for all or part of the above-described property; (d) all licenses and permits related to the above-described property; and (e) all third party warranties or

guaranties, if transferable, used in connection with the above-described property.

- Secures: Promissory Note in the original principal amount of \$92,000.00 executed by LANDSTAR PROPERTIES, LLC a Wyoming limited liability company ("Borrower") and payable to the order of Lender.
- Guaranty: The Note is guaranteed by an Unlimited Guaranty Agreement dated August 26, 2024, executed by Bryan Robaina.
- Trustee: JAMIE GIBSON
- Trustee's Address: 224 N Main, Anton, Texas 79313
- Foreclosure Sale:
- Date: June 2, 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 10:00am and not later than three hours thereafter.**
- Place: On the front steps of the Crosby County Courthouse at 201 West Aspen, Crosbyton, Texas 79322, or if the preceding area is no longer the designated area, at the area most recently designated by the Crosby 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 Lender'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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell the real property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust.

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure

