

251951

COPY

Notice of Foreclosure Sale

May 6, 2026

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

Dated: January 8, 2025

Grantor: LANDSTAR PROPERTIES OF TEXAS, LLC – 709T-AVE, PROTECTED SERIES, a protected series of Landstar Properties of Texas, LLC, a Texas limited liability company

Trustee: JAMIE GIBSON

Lender: CITIZENS STATE BANK

Recorded in: Document number 250691 in the Official Public Records of Crosby County, Texas.

Property: All of Lots Seven (7) through Twelve (12), Block Ninety-Seven (97), Original Town of Ralls, Crosby County, Texas;

TOGETHER WITH, all right, title and interest of Grantor in (i) all buildings, improvements, and fixtures (ii) all rights, privileges, and appurtenances pertaining to the Property, including Grantor's right, title, and interest in and to any minerals, utilities, adjacent streets, alleys, strips, gores and rights-of-way; (iii) all leases, rents, and security deposits for all or part of the Property (iv) all licenses and permits related to the Property, (v) all third party warranties or guaranties, if transferable, used in connection with the Property; and (vi) all tangible personal property located on the Property that is used in connection with the Property's operations.

Secures: Promissory Note in the original principal amount of \$172,800.00 executed by LANDSTAR PROPERTIES OF TEXAS, LLC – 709T-AVE, PROTECTED SERIES, a protected series of Landstar Properties of Texas, LLC, a Texas limited liability company (“Borrower”) and payable to the order of Lender.

Guaranty: The Note is guaranteed by an Unlimited Guaranty Agreement executed by Bryan Robaina.

Trustee: JAMIE GIBSON

Trustee's Address: 2401 W Loop 289, Lubbock, Texas 79407

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 10:00 a.m. 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 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 sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, 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 Deed of Trust. 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 Deed of Trust by Lender. 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 Deed of Trust. 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, Trustee reserves 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 Trustee.

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.



JAMIE GIBSON, Trustee

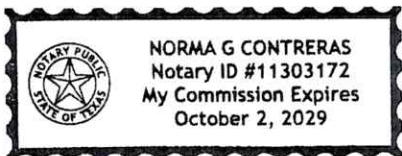
STATE OF TEXAS §

COUNTY OF HOCKLEY §

This instrument was acknowledged before me on the 6 day of May, 2026, by JAMIE GIBSON, Trustee.



Notary Public, State of Texas



2026 MAY -7 AM 9:52
TAMMY HARSHALL
COUNTY CLERK
CROSBY CO., TX
FILED