

251952

COPY

Notice of Foreclosure Sale

May 6, 2026

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

Dated: July 1, 2024

Grantor: LANDSTAR PROPERTIES, LLC a Wyoming limited liability company

Trustee: Jamie Gibson

Lender: CITIZENS STATE BANK

Recorded in: Document number 250171 in the Official Public Records of Crosby County, Texas.

Property: Lot Nos. one (1) and two (2) in Block No. Fourteen (14) of the Original Town of Crosbyton; which tract hereby conveyed is more particularly described by metes and bounds as follows:

BEGINNING at point in the West B. Line of Block No. Fourteen, the SW Corner of Lot No. One (1), in said Block No. Fourteen (14), and the SW Corner of this tract;

THENCE North with the WB Line of said Block No. Fourteen (14), forty-five and one-half (45 ½) feet to a point, the Northwest (NW) corner of this tract;

THENCE East parallel with the NB Line of said Block No. Fourteen (14), forty (40) feet to a point in Lot No. Two (2), of said Block No. Fourteen (14), the Northeast Corner of this tract;

THENCE South, parallel with the WB line of Block No. Fourteen (14), a forty-five and one-half (45 ½) feet to a point in the SB line of said lot No. Two (2), the SE corner of this tract;

THENCE West with the SB line of said Lots Nos. One (1) and Two (2), Forty (40) feet to place of beginning and the SW Corner of this tract, Forty (40) feet by forty-five and one-half feet (45 ½).

Together with all buildings and improvements thereon and hereafter placed thereon.

Secures: Promissory Note in the original principal amount of \$36,000.00 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 July 1, 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 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

