

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2026-0031 RECORDED DATE: 08/11/2026 01:47:21 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1021862 - 3 Doc(s) Document Page Count: 2 Operator Id: Olga
RETURN TO: () DEBORAH LEMONS	SUBMITTED BY: DEBORAH LEMONS 9792192671
DOCUMENT # : FC-2026-0031 RECORDED DATE: 08/11/2026 01:47:21 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.   Kerrie Cobb Limestone County Clerk	

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NOTICE OF TRUSTEE'S SALE

DATE: August 10, 2026

DEED OF TRUST

Date: January 20, 2013

Grantor: Leonel Robles
Maria C. Robles
921 N. Hwy 171
Mexia, TX 76667

Beneficiary: Cherokee Land and Timber Company, a Wyoming Corporation
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Document No. 20130807, Official Public Records of
Limestone County, Texas.

Property: *5.58 acres of land, being Tract Sixteen (16) of 462 Land Company, a subdivision in Limestone County, Texas, according to map or plat thereof recorded in Cabinet #568 of the Map and Plat Records of Limestone County, Texas.*

Note

Date: January 20, 2013

Amount: \$15,500.00

Debtor: Leonel Robles and Maria C. Robles

Holder: Hamilton Gates Land, LLC, an Arkansas limited liability company

DATE OF SALE OF PROPERTY: September 1, 2026

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

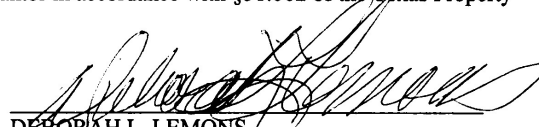
LOCATION OF SALE: Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell

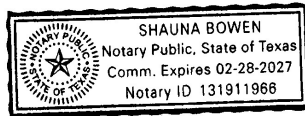
the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.


DEBORAH L. LEMONS

THE STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on SeAugust 10, 2026, by Deborah L. Lemons, in the capacity herein stated.




Notary Public, State of Texas