

Notice of Foreclosure Sale

April 11, 2026

Deed of Trust ("Deed of Trust"):

Dated: November 15, 2021

Grantor: Samuel Pinto Cenicerros and Yolanda Esmeralda Corona

Trustee: Liang Gao

Lender: Windsor Chase, LLC

Recorded in: Document No. 21-08304 of the real property records of Fayette County, Texas

Legal Description: Tract 2 being a 12.058 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in instrument to Windsor Chase, LLC, recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.R.C.T.) said 12.058 acre tract being more particularly described by metes and bounds in the attached Exhibit A

Property Address: 8394 Hwy 77 S, La Grange, TX 78945

Secures: Promissory Note ("Note") in the original principal amount of \$204,000.00, executed by Samuel Pinto Cenicerros and Yolanda Esmeralda Corona ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to TexasBank dba Texas Bank Mortgage ("Beneficiary") by an instrument dated February 14, 2022, recorded in the real property records of Fayette County, Texas

Substitute Trustees: Craig C. Lesok, Pete Florez, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Debby Jurasek, Agency Sales and Posting, LLC

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

Foreclosure Sale:



**FILED**  
APR 14 2026  
8:00 AM  
Brenda Fietsam  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

Date: Tuesday, May 5, 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 1:00 P.M. and not later than three hours thereafter.

Place: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North main Street, or if the preceding area is no longer the designated area, at the area most recently designated

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 TexasBank dba Texas Bank Mortgage'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, TexasBank dba Texas Bank Mortgage, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of TexasBank dba Texas Bank Mortgage's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank dba Texas Bank Mortgage's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If TexasBank dba Texas Bank Mortgage 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 TexasBank dba Texas Bank Mortgage. 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, Substitute 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 Substitute 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

*/s/ Craig C. Lesok*

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Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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Craig C. Lesok, Pete Florez, Megan L. Randle,  
Ebbie Murphy, Jennyfer Sakiewicz, Debby  
Sakiewicz, 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"



### TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

#### FIELD NOTE DESCRIPTION

##### TRACT 2

12.058 ACRES

#### IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 182 FAYETTE COUNTY, TEXAS

BEING a 12.058 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in instrument to Windsor Chase, LLC., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 12.058 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of the southerly margin of Knappe Road, with the westerly margin of U.S. Highway 77 (HWY 77), for the northeasterly corner of said 24.25 acre tract; /

THENCE South 01°54'00" East, 454.19 feet, with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the POINT OF BEGINNING, being the northeasterly corner of the herein described 12.058 acre tract;

THENCE South 01°54'00" East, 452.94 feet, continuing with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a 5/8 inch iron rod found for the common easterly corner of said 24.25 acre tract and that certain called 5.364 acre tract described in instrument to Cy A. Hawkins and Lori M. Hawkins, recorded in Volume 1751, Page 745, O.R.F.C.T., being the southeasterly corner of the herein described 12.058 acre tract;

THENCE South 88°06'32" West, 1,168.88 feet, with the common line between said 24.25 acre tract and said 5.364 acre tract, to a 5/8 inch iron rod found in the easterly line of that certain called 24.25 acre tract described in instrument to John Leon Marek (Marek tract), recorded in Volume 1094, Page 316, O.R.F.C.T., for the common westerly corner of said 24.25 acre tract and said 5.364 acre tract, being the southwesterly corner of the herein described 12.058 acre tract;

THENCE North 01°52'33" West, 449.16 feet, with the common line between said 24.25 acre tract and said Marek tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 12.058 acre tract;

THENCE severing, over and across said 24.25 acre tract, with an existing fence, the following thirteen (13) courses and distances:

1. North 88°17'40" East, 125.44 feet, to a fence angle for corner;
2. North 88°17'40" East, 325.00 feet, to a fence angle for corner;
3. North 88°17'40" East, 52.05 feet, to a fence angle for corner;
4. North 86°09'56" East, 14.48 feet, to a fence angle for corner;
5. North 88°29'53" East, 16.18 feet, to a fence angle for corner;
6. North 85°43'49" East, 12.83 feet, to a fence angle for corner;

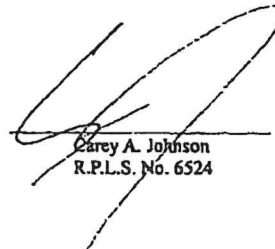
7. North 87°50'49" East, 46.13 feet, to a fence angle for corner;
8. North 89°56'54" East, 13.31 feet, to a fence angle for corner;
9. North 87°38'23" East, 473.93 feet, to a fence angle for corner;
10. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
11. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
12. North 87°41'07" East, 27.07 feet, to a fence angle for corner;
13. North 86°55'44" East, 12.33 feet, to the PLACE OF BEGINNING;

CONTAINING a computed area of 12.058 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 11, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-20.

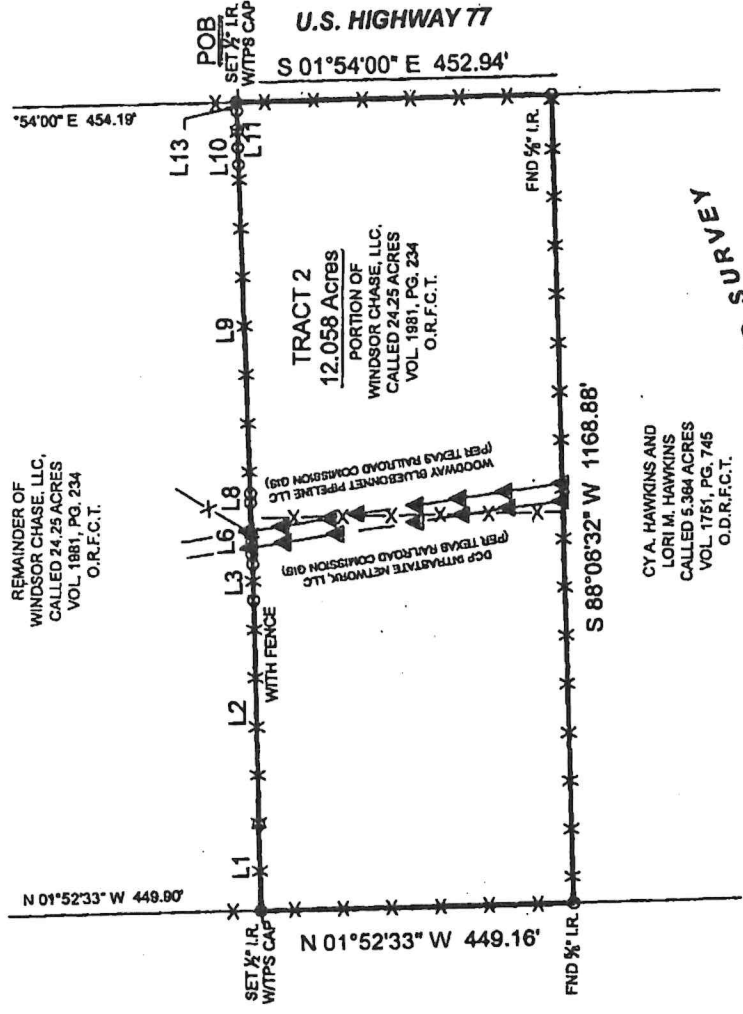
Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

August 25, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524

L8	(N)
L9	(N)
L10	(N)
L11	(N)
L12	(N)
L13	(N)



- IMBUL LEUEND**
- Overhead Power Line
  - Guy Wire
  - Wood Fence
  - Wrought Iron Fence
  - Chainlink Fence
  - Wire Fence
  - Fire Hydrant
  - Power Pole
  - Telephone Pedestal
  - Water Valve
  - Water Meter
  - Set Iron Rod w/TPS Cap
  - End Iron Rod

JOHN LEON MAREK  
CALLED 24.25 ACRES  
VOL 1084, PG. 318  
O.R.F.C.T.

TRACT 2  
PORTION OF  
WINDSOR CHASE, LLC,  
CALLED 24.25 ACRES  
VOL 1881, PG. 234  
O.R.F.C.T.

CYA, HAWKINS AND  
LORI M. HAWKINS  
CALLED 5.364 ACRES  
VOL 1751, PG. 746  
O.D.R.F.C.T.

**BOUNDARY SURVEY**

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48148C0425C having an effective date of 10/17/2008.

Job No.: B543-20 TR2  
Scale: 1"=200'

Purchaser Windsor Chase, LLC  
Address U.S. Highway 77, La Grange, Tx 78945  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Section \_\_\_\_\_

I hereby certify that this survey was this day made under my supervision of the above described property, and that the above plat reflects the findings on the ground of the property at this time and substantially conforms to the current Texas Society of Professional Standards and Specification for a Category 1A, Condition II Survey

