

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 7, 2026

Deed of Trust

Date: March 22, 2024
Grantor: Two Rivers Transportation Services, LLC
Grantor's County: Falls
Beneficiary (or Holder): Dos Mavericks FSB, LLC
Trustee: Kathryn Kluge
Substitute Trustee: Patrick Moore or Aaron Alaniz or Stephen G. Johnson
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147

Recording Information: Document Number 16379 in the Official Records, Falls County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: March 22, 2024
Amount: \$156,087.00
Debtor: Two Rivers Transportation Services, LLC
Holder: Dos Mavericks FSB, LLC

Date of Sale of Property: June 2, 2026

Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: Falls County Courthouse, Marlin, Falls County, Texas, located at 125 Bridge Street, Marlin, Texas 76661 as designated by the Commissioner's Court, of said county pursuant to Section 51.002 of the Texas Property Code, as amended; if not area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within three hours after that time.

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.

Patrick Moore, Substitute Trustee

FILED

MAY 11 2026

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY DEPUTY

Exhibit "A"

Smyth Surveyors, Inc.

*"A Statewide Professional Land Surveying Service Company"*

**235 N. GETTY STREET, SUITE B**

**Uvalde, Texas 78801**

**FIRM # 10008800**

**Office Tel. (830) 591-0858**

*smythsurveyors.com*

**Fax (830) 591-0863**

**FIELD NOTES FOR A SEVERANCE SURVEY OF  
TRACT 2  
(14.63 ACRES, MORE OR LESS)  
COMPLETED MAY 11, 2022**

Being a severance survey of Tract 2 (14.63 acres, more or less), of land lying in Falls County, Texas, being out of and a part of A. De La Serda, Abstract No. 67, and also being out of and a part of that same certain tract called 157.96 acres as described in conveyance document to Dos Maverick FSB, LLC., recorded in Volume 396, Page 584 of the Falls County Official Public Records, Falls County, Texas. Said Tract 2 being bounded on the southeast by the northwesterly margin of F.M. 147; on the northeast by Tract 3 (18.37 acres, more or less) simultaneously surveyed this same day; and on the southwest by the following: 1.) Tract 1 (11.25 acres, more or less) simultaneously surveyed this same day, and 2.) 148.45 acres, Billy G. Shoemaker and Pamela F. Shoemaker, Volume 306, Page 720 of the Falls County Official Records, Falls County, Texas.. Said Tract 2 being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" diameter rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING** at a set ½" diameter rebar at a point on the northwesterly margin of F.M. 147, at a point on the southeasterly line of said 157.96 acres, marking the east corner of said Tract 1, and marking the south corner of the herein described tract, from which the south corner of said 157.96 acres bears S 31° 05' 40" W at a distance of 286.68 feet;

FILED  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M  
MAY 11 2026  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

THENCE: N 58° 55' 06" W, crossing into and across said 157.96 acres, and with the common boundary line of said Tract 1 and the herein described tract, at 1826.58 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 1827.11 feet to an unmarked corner at a point on a northeasterly line of said 148.45 acres, marking the northwest corner of said Tract 1, and marking an exterior corner of the herein described tract;

THENCE: N 30° 54' 03" W, generally parallel with the fence, and with the common boundary line of said 148.45 acres and the herein described tract for a distance of 642.91 feet to an unmarked corner marking an exterior corner of said Tract 3, and marking the northwest corner of the herein described tract;

THENCE: S 58° 55' 06" E, crossing into and across said 157.96 acres, and with the common boundary line of said Tract 3 and the herein described tract, at 1.62 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 2394.74 feet to a set ½" diameter rebar marking the south corner of said Tract 3, at a point on the northwesterly margin of F.M. 147, and marking the east corner of the herein described tract;

THENCE: S 31° 05' 40" W, generally parallel with the fence, and with the northwesterly margin of F.M. 147 and the herein described tract for a distance of 302.00 feet to the **Place of Beginning** and containing **14.63 acres, more or less**, of land within the herein described boundary, according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on May 11, 2022.

THE STATE OF TEXAS:  
COUNTY OF UVALDE

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.

Mark E. Loggbrinck, Registered Professional Land Surveyor  
No. 6418  
PROJ. NO. 21-0482 Tract 2



FILED  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M

MAY 11 2022

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY