

Notice of Trustee's Sale

Date: May 13, 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: July 1, 2022
Grantor: Paul Edward Shaw and Patricia Fisher Shaw
Lender: Dos Mavericks FSB, LLC
Recording Information: Deed of Trust recorded under Document No. 11110, Official
Records, Falls County, Texas.

Property:

SITUATED IN FALLS COUNTY, TEXAS TO-WIT:

Being a severance survey of Tract 7 (14.31 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 Mavericks FSB, LLC, recorded in Volume 396, Page 584 of the Falls County Official Public Records, Falls County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached to that certain Deed of Trust recorded under Instrument No. 11110, Official Records, Falls County, Texas, and incorporated herein by reference for all purposes.

Trustee: Kathryn Kluge

Substitute Trustee: Catrina P. Longoria, Patrick J. Kelly, Marlowe Zamora, Tiffany L. Williams
and/or Benjamin Barton a/k/a Ben Barton

Date of Sale (first Tuesday of month): June 3, 2025

Time of Sale: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 P.M.

Place of Sale: At the steps of the front of the Falls County Courthouse, 125 Bridge Street, Marlin, Falls County, Texas 76661, or wherever designated by the County Clerk.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as

FILED
At 11:50 o'clock A M
MAY 13 2025
ELIABETH PEREZ COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

prescribed by section 51.002 of the Texas Property Code and pursuant to that Court Order under Cause No. CV41848 in the District Court of the 82nd Judicial District of Falls County, Texas.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the Substitute Trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than 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.



Tiffany L. Williams

EXHIBIT "A"
D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

235 N. GETTY STREET, SUITE B

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0868

smythsurveyors.com

Fax (830) 591-0863

**FIELD NOTES FOR A SEVERANCE SURVEY OF
TRACT 7
(14.31 ACRES, MORE OR LESS)
COMPLETED MAY 11, 2022**

Being a severance survey of Tract 7 (14.31 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 7 being bounded on the southeast by the northwesterly margin of F.M. 147; and on the northwest by the following: 1.) Tract Four (56 acres), Jimmy Ray Williams, Trustee of the Jimmy Ray Williams Trust, Volume 376, Page 387 of the Falls County Official Records, and 2.) 52 acres, John Mocek, Jr., Volume 245, Page 522 of the Falls County Deed Records, Falls County, Texas. Said Tract 7 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, 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 1826.25 feet;

THENCE: Crossing into and across said 157.96 acres for the following three (3) calls:

- 1.) N 58° 27' 33" W, for a distance of 1129.44 feet to a set ½" diameter rebar marking an interior corner of the herein described tract;

- 2.) S 31° 04' 54" W, for a distance of 386.21 feet to a set ½" diameter rebar marking an exterior corner of the herein described tract;
- 3.) N 62° 10' 14" W, at 1376.02 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 1378.76 feet to an unmarked corner at a point on the southeasterly line of said 56 acres, and marking the west corner of the herein described tract;

THENCE: N 58° 56' 34" E, generally parallel with the fence, and with the common boundary line of said 56 acres and the herein described tract, passing the common corner of said 56 acres and said 52 acres, continuing on the same course and now with the common boundary line of said 52 acres and the herein described tract for a distance of 580.59 feet to an unmarked corner marking the north corner of the herein described tract;

THENCE: S 58° 27' 33" E, crossing into and across said 157.96 acres, at 2.77 feet passing a set ½" diameter rebar, continuing on the same course for a total distance of 2234.70 feet to 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, and marking the east corner of the herein described tract;

THENCE: S 31° 05' 40" W, generally with the fence, and with the northwesterly margin of F.M. 147 and the herein described tract for a distance of 40.00 feet to the Place of Beginning and containing 14.31 acres, more or less, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., 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. Loggibrink, Registered Professional Land Surveyor
No. 6418
PROJ. NO. 21-0482 Tract 7

