

Notice of Trustee's Sale

Date: January 9, 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: April 6, 2023
Grantor: Markus Tray Taylor
Lender: Dos Mavericks FSB, LLC, a Texas limited liability company
Recording Information: Deed of Trust recorded under Instrument No. 00013502, Official Public Records, Falls County, Texas.
Property:

SITUATED IN FALLS COUNTY, TEXAS TO-WIT:

Being a severance survey of Tract 1 (11.25 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. 00013502, Official Public records, Falls County, Texas, and incorporated herein by reference for all purposes.

Trustee: Kathryn Kluge

Substitute Trustee: Tiffany L. Williams and/or Ben Barton

Date of Sale (first Tuesday of month): February 4, 2025

Time of Sale: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: At the posting board between the Falls County Courthouse, South entrance steps leading through the South Courthouse door to the second floor of the Falls County Courthouse at Marlin in Falls County, Texas or as designated by the County Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioner's Court.

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

FILED
At 11:00 o'clock A M
JAN 10 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY Admitt DEPUTY

designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

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.

pp Ruth Eschelt
Tiffany L. Williams

FILED
At 12:00 o'clock A M
JAN 10 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY Eschelt DEPUTY