

Notice of Trustee's Sale

Date: October __, 2023

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: July 1, 2022
Grantor: Paul Edward Shaw and Patricia Fischer Shaw
Lender: Dos Mavericks FSB, LLC
Recording Information: Deed of Trust recorded under Instrument 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

Date of Sale (first Tuesday of month): November 7, 2023

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 steps at the front of the Falls County Courthouse, 125 Bridge Street, Marlin, Falls County, Texas 76661.

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 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.

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

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CO. CLK. FALLS CO.

payable immediately on acceptance of the bid by the 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.

15/ Kathryn Kluge
Kathryn Kluge

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Posting and Filing Affidavit for Representative of Trustee

STATE OF TEXAS §

COUNTY OF Falls §

Donnie Tidmore appeared in person before me today and stated under oath:

"My name is Donnie Tidmore. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"Under the direction and at the request of Kathryn Kluge, the Trustee appointed to enforce the power of sale contained in the Deed of Trust dated July 1, 2022, executed by Paul Edward Shaw and Patricia Fischer Shaw to Kathryn Kluge, Trustee, filed of record in Instrument No. 11110, Official Records, Falls County, Texas; I did on October 9th, 2023 post the notice of trustee sale, a true and complete copy of which is attached hereto as Exhibit "A", at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Falls County, Texas, which is located near an entrance door to the county courthouse of Falls County, in Marlin, Texas, at 2:40 o'clock P.m., and filed a duplicate of the Notice of Foreclosure Sale with the County Clerk's office of Falls County, Texas, at 2:40 o'clock P.m., that same day."

Donnie Tidmore
Affiant

STATE OF TEXAS §

COUNTY OF Falls §

SUBSCRIBED AND SWORN TO BEFORE ME on this the 9th day of Oct 2023 by Donnie Tidmore.

Shirley Tidmore
Notary Public, State of Texas

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OCT 09 2023

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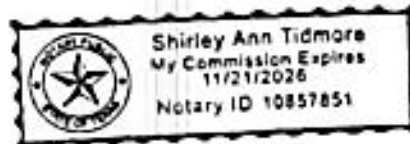


EXHIBIT A: Notice of Trustee's Sale (copy)

AFTER RECORDING RETURN TO:

LONGORIA & KELLY, PLLC

Attorneys at Law

1858 E. Main St.

Eagle Pass, Texas 78852

PREPARED IN THE LAW OFFICE OF:

LONGORIA & KELLY, PLLC

Attorneys at Law

1858 E. Main St.

Eagle Pass, Texas 78852