

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: September 12, 2025

### Deed of Trust

Date: November 3, 2022  
Grantor: Haylee N. Collinsworth  
Grantor's County: Comanche  
Beneficiary (or Holder): Dos Mavericks FSB, LLC  
Trustee: Kathryn Kluge  
Substitute Trustee: Patrick Moore or Aaron Alaniz  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147  
Recording Information: Document Number 3386 in the Official Records, Comanche County, Texas  
Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

### Note

Date: November 3, 2022  
Amount: \$149,443.00  
Debtor: Haylee N. Collinsworth  
Holder: Dos Mavericks FSB, LLC  
Date of Sale of Property: October 7, 2025  
Earliest Time of Sale of Property: 10:00 A.M.  
Place of Sale of Property: The Comanche County Clerk's Annex Building located at 204 E. Oak Avenue, Comanche, Texas 76442, or the place specified for foreclosure sales by the Comanche County Commissioner's Court.

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.

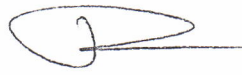
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of 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.**

FILED  
AT 9:45 O'CLOCK A M

SEP 15 2025

  
Clerk, County Court Comanche Co., Texas

  
Patrick Moore, Substitute Trustee

## METES AND BOUNDS DESCRIPTION: TRACT 6

## EXHIBIT "A"

**BEING** a tract of land within the J. Robertson Survey, Abstract No. 1413, of the SE 1/4 of Section 40, Block 2, H. & T.C. R.R. Co. Survey, Comanche County, Texas, and being a portion of two tracts of land as described in the deed to Emmitt Ray Shipps, et ux., as recorded in Volume 789, Page 402, Deed Records, Comanche County, Texas (DRCCT) and in the deed to Ray Shipps, as recorded in Volume 553, Page 34, DRCCT, and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas Central Zone (4203) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values).

**BEGINNING** at a spike set in County Road 475 and the south line of said Shipps tract (553/34) for the southwest corner of the herein described tract, from which a 1/2 inch iron rod found for the southwest corner of said Shipps tract (553/34) bears South 88°24'16" West, a distance of 1,159.73 feet;

**THENCE** departing said south line and over and across said Shipps tracts the following courses and distances:

North 01°35'44" West, a distance of 1,379.92 feet to a 5/8 inch capped iron rod set marked "NATIVE CO., LLC" (IRS) for the northwest corner of the herein described tract;

North 88°24'16" East, a distance of 350.00 feet to an IRS for the northeast corner of the herein described tract;

South 01°35'44" East, a distance of 1,379.92 feet to a spike set in County Road 475 and the south line of said Shipps tract (553/34) for the southeast corner of the herein described tract, from which a 1/2 inch iron rod found for the southeast corner of said Shipps tract bears North 88°24'16" East, a distance of 1,212.86 feet;

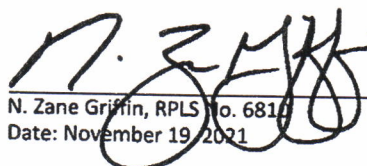
**THENCE** South 88°24'16" West, along County Road 475, a distance of 350.00 feet to the **POINT OF BEGINNING** and containing 11.09 Acres of Land.



P.O. Box 2465 Stephenville, Tx 76401  
zane@nativelandsurveying.com ~ 254-434-6695  
TBPELS Firm No. 10194572

### SURVEYOR'S CERTIFICATION

I, N. Zane Griffin, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground.

  
N. Zane Griffin, RPLS No. 6810  
Date: November 19, 2021

