

Notice of Trustee's Sale

Date: January 9, 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: April 3, 2023
Grantor: Charles Robert Holmes, an unmarried person
Lender: Dos Mavericks, LLC, a Texas limited liability company
Recording Information: Deed of Trust recorded under Instrument No. 026005, Real Property Records, San Saba County, Texas.
Property:

SITUATED IN SAN SABA COUNTY, TEXAS TO-WIT:

Being a partition survey of Tract 5 (10.54 acres, more or less), lying in San Saba County, Texas, being out of and a part of J. Schmidt Survey 531, Abstract No. 1183, and also being a part of that same certain tract called Tract One (150.14 acres) as described in conveyance document to Dos Mavericks, LLC, recorded in Volume 391, Page 583 of the San Saba County Records, San Saba 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. 026005, Official Public records, San Saba County, Texas, and incorporated herein by reference for all purposes

Trustee: Kathryn Kluge

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

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

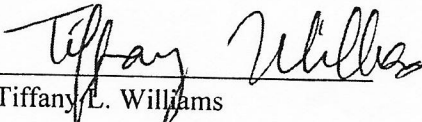
Place of Sale: At the South side of the San Saba County Courthouse, 500 E. Wallace Street, Suite 202, San Saba, Texas 76877, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

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.


Tiffany L. Williams

FILED FOR RECORD
13th day of January 2025
at 1:45 o'clock P.M.


Clerk County Court, San Saba, Texas

By _____ Deputy