

**Notice of Trustee Sale**

Date: January 2, 2024

Filed for Record at 10:50A M.  
CATHY JENTHO, COUNTY CLERK

Promissory Note: As referenced in the Deed of Trust

JAN 03 2024

Deed of Trust

EASTLAND COUNTY, TEXAS  
By EN Deputy

Date: April 4, 2022  
Grantor: Bobby G. Bixby  
Lender: Dos Mavericks FSB, LLC  
Recording Information: Deed of Trust recorded under Instrument No. 2022-001215,  
Official Public Records, Eastland County, Texas.

Property:

SITUATED IN EASTLAND COUNTY, TEXAS TO-WIT:

Being a partition survey of Tract 10 (11.40 acres, more or less), of land lying in Eastland County, Texas, being out of and a part of Section 16, Block 1, H. & T.C.R.R. Co. Survey, Abstract No. 802, and also being out of and a part of that same certain tract described in conveyance document to Kenneth Thompson, as recorded in Instrument No. 2013-002016, Official Records, Eastland 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. 2022-001215, Official Public Records, Eastland County, Texas and incorporated herein by reference for all purposes.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): February 6, 2024

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 Entrance steps (Commerce Street entrance) of the Eastland County Courthouse, 100 W, Main Street, Eastland, Texas 76448.

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

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.**

---

Kathryn Kluge