

**Notice of Trustee's Sale**

Date: October 9, 2024

RECEIVED 2:10 P M.  
GATHY JENTHO, COUNTY CLERK

Promissory Note: As referenced in the Deed of Trust

OCT 11 2024

Deed of Trust

EASTLAND COUNTY, TEXAS  
By EN Deputy

Date: August 4, 2023  
Grantor: Olayinka Olatokunbo Taiwo and Funmilayo Abidemi Taiwo, a married couple  
Lender: Dos Mavericks FSB, LLC, a Texas limited liability company  
Recording Information: Instrument No. 2023-002688, Official Public Records, Eastland County, Texas  
Property:

SITUATED IN EASTLAND COUNTY, TEXAS TO-WIT:

Being 10.071 acres out of Section 27, Block 1, H. & T. C. R.R. Company Survey, Abstract 207, Eastland County, Texas said 10.071 acres being out of a 132.18 acre tract described in Instrument Number 2022-00406, Official Public 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. 2023-002688, Official Public Records, Eastland County, Texas and incorporated herein by references for all purposes.

Trustee: Kathryn Kluge

Date of Sale (first Tuesday of month): November 5, 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 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.**

15/ Kathryn Kluge  
Kathryn Kluge