

Notice of Trustee's Sale

Date: December 11, 2024

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

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: Deed of Trust recorded under 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 No. 2022-000406, 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 reference for all purposes.

Trustee: Kathryn Kluge

Substitute Trustee: Tiffany Williams and/or Ben Barton

Date of Sale (first Tuesday of month): January 7, 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 posting board between the Eastland County Courthouse, 100 W. Main, Eastland, Texas 76448 or as designated by the County Commissioner's office or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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.

*Jammy Elliott on
behalf of Tiffany L. Williams*

Tiffany L. Williams

RECEIVED 1:50 P M.
CATHY JENTHO, COUNTY CLERK

DEC 11 2024

EASTLAND COUNTY, TEXAS
By EN Deputy