

Notice of Trustee's Sale

FILED FOR RECORD

2024 OCT -8 PM 2:43

THERESA GARRASCO
ATASCOSA COUNTY CLERK

BY JS DEPUTY

Date: October 7, 2024

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: November 28, 2023
Grantor: Ana Karen Medina and Jose Manuel Quijada Martinez
Lender: Dos Mavericks, LLC
Recording Information: Instrument No. 238795, Official Public Records, Atascosa County, Texas
Property:

SITUATED IN ATASCOSA COUNTY, TEXAS TO-WIT:

Being a Partition survey of Tract 3 (12.73 acres, more or less) of land lying in Atascosa County, Texas, being out of and a part of D. Forest Survey 1049, Abstract No. 255, and also being out of and a part of that same certain tract called 155.23 acres as described in conveyance document to Dos Mavericks, LLC, recorded in Document Number 227358 of the Atascosa County Official Public Records, Atascosa County, Texas; Said property being more particularly described by metes and bounds in Exhibit "A" attached to that certain Deed of Trust recorded under Instrument No. 238795, Official Public Records, Atascosa 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.

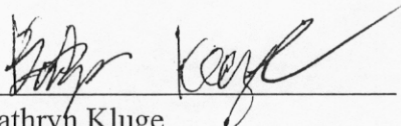
Place of Sale: At the steps on the West side of the Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, Atascosa County, Texas 78026.

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

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Posting and Filing Affidavit for Representative of Trustee

STATE OF TEXAS §

COUNTY OF Atascosa §

Ben Barton appeared in person before me today and stated under oath:

“My name is Ben Barton I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

“Under the direction and at the request of Kathryn Kluge, the Trustee appointed to enforce the power of sale contained in the Deed of Trust dated November 28, 2023, executed by Ana Karen Medina and Jose Manuel Quijada Martinez to Kathryn Kluge, Trustee, filed for record in Document Number 238795 of the Official Public Records, Atascosa County, Texas, I did on October ____, 2024 post the notice of trustee sale, a true and complete copy of which is attached hereto as Exhibit “A,” at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Atascosa County, Texas, which is located near an entrance door to the county courthouse of Atascosa County, Jourdanton, Texas, at 2:37 o'clock p.m., and filed a duplicate of the Notice of Foreclosure Sale with the County Clerk's office of Atascosa County, Texas, at 2:40 o'clock p.m., that same day.”



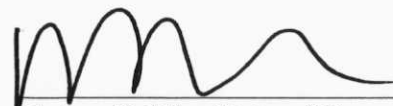
Ben Barton, Affiant

STATE OF TEXAS §

COUNTY OF Atascosa §

SUBSCRIBED AND SWORN TO BEFORE ME on this the 8 day of October 2024 by Ben Barton.





Notary Public, State of Texas

EXHIBIT A: Notice of Trustee's Sale (copy)

AFTER RECORDING RETURN TO:

LONGORIA & KELLY, PLLC

Attorneys at Law

1858 E. Main St.

Eagle Pass, Texas 78852

PREPARED IN THE LAW OFFICE OF:

LONGORIA & KELLY, PLLC

Attorneys at Law

1858 E. Main St.

Eagle Pass, Texas 78852