

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 8, 2026

Deed of Trust

Date: November 28, 2023
Grantor: Ana Karen Medina and Jose Manuel Quijada Martinez
Grantor's County: Atascosa
Beneficiary (or Holder): Dos Mavericks, LLC
Trustee: Kathryn Kluge
Substitute Trustee: Patrick Moore or Aaron Alaniz or Uriel Lara or Judith A. Gray or Maricruz Cardenas
701 E. Expwy. 83, Suite 330
McAllen, Texas 78501-1147
Recording Information: Document Number 238795 in the Official Records, Atascosa County, Texas
Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: November 28, 2023
Amount: \$225,505.00
Debtor: Ana Karen Medina and Jose Manuel Quijada Martinez
Holder: Dos Mavericks, LLC
Date of Sale of Property: February 3, 2026
Earliest Time of Sale of Property: 10:00 A.M.
Place of Sale of Property: The Atascosa County Courthouse, Jourdanton, Texas, or any place designated by the Atascosa County Commissioner's Court.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder at the place and date specified to satisfy the debt secured by the deed of trust. The full amount of bid is due in the form of a cashier's check payable to Patrick Moore, Trustee, immediately upon the acceptance of the bid. The sale will begin at the earliest time stated above or within 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FILED 1:37 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

JAN 13 2026

BY [Signature] ATASCOSA COUNTY, TEXAS
DEPUTY

[Signature]
/s/
Maricruz Cardenas, Substitute Trustee

Exhibit "A"
Smyth Surveyors, Inc.

"A Statewide Professional Land Surveying Service Company"

235 N. GETTY STREET, SUITE B

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858

smythsurveyors.com

Fax (830) 591-0863

**FIELD NOTES FOR A PARTITION SURVEY OF
TRACT 3
(12.73 ACRES, MORE OR LESS)
COMPLETED SEPTEMBER 21, 2022**

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 12.73 acres being bounded on the northeast by the fenced southwesterly margin of W. Gates Valley Road; on the southeast and southwest by Tract 4 (13.96 acres) simultaneously surveyed this same day; and on the northwest by Tract 2 (13.81 acres) simultaneously surveyed this same day. Said 12.73 acres being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" diameter rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING at a set ½" diameter rebar at a point on the fenced southwesterly margin of W. Gates Valley Road, at a point on the ostensible common survey line of said Survey 1049 and T. Wehening Survey 1091, Abstract No. 911, marking the east corner of said Tract 2, at a point on the northeasterly line of said 155.23 acres, and marking the north corner of the herein described tract;

THENCE: S 61° 01' 11" E, with the ostensible common survey line of said Survey 1049 and said Survey 1091, and generally with the fenced southwesterly margin of W. Gates Valley Road and the herein described tract for a distance of **289.85** feet to a set ½" diameter rebar marking the north corner of said Tract 4, and marking the east corner of the herein described tract;

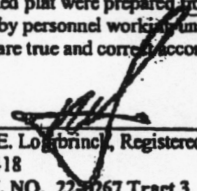
THENCE: Crossing into and across said 155.23 acres, and with the common boundary lines of said Tract 4 and the herein described tract for the following two (2) calls:

- 1.) S 21° 37' 30" W, for a distance of **1639.05** feet to a set ½" diameter rebar marking a reentrant corner of said Tract 4, and marking the south corner of the herein described tract;
- 2.) N 61° 00' 06" W, for a distance of **392.20** feet to a set ½" diameter rebar marking an exterior corner of said Tract 4, at a point on the southeasterly line of said Tract 2, and marking the west corner of the herein described tract;

THENCE: N 25° 11' 50" E, continuing across said 155.23 acres, and with the common boundary line of said Tract 2 and the herein described tract for a distance of **1628.99** feet to the **Place of Beginning** and containing **12.73 acres, more or less**, of land within the herein described boundary, according to an actual on the ground survey made by Smyth Surveyors, Inc. and completed on September 21, 2022.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.


Mark E. Loggbrinck, Registered Professional Land Surveyor/
No. 6418
PROJ. NO. 22-0267 Tract 3

