

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: April 6, 2026

Deed of Trust

Date: November 7, 2019

Grantor: Danna Neal

Grantor's County: Medina

Beneficiary (or Holder): Border Ranches, LLC

Trustee: Kathryn Kluge

Substitute Trustee: Patrick Moore or Aaron Alaniz or Gerardo Martinez or Maricruz Cardenas  
701 E. Expwy. 83, Suite 330  
McAllen, Texas 78501-1147

Recording Information: Document Number 2019009231 in the Official Records, Medina County, Texas

Property: See Exhibit "A" attached hereto and incorporated herein for all purposes.

Note

Date: November 7, 2019

Amount: \$94,220.00

Debtor: Danna Neal

Holder: Border Ranches, LLC

Date of Sale of Property: May 5, 2026

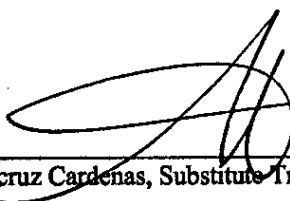
Earliest Time of Sale of Property: 10:00 A.M.

Place of Sale of Property: The Area on the East Side of the Medina County Courthouse Annex, 1300 Avenue M, Hondo, Texas 78861, Near the Front Entrance in Medina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Medina 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.**



\_\_\_\_\_  
Maricruz Cardenas, Substitute Trustee

**EXHIBIT "A"**

Being a severance survey of Tract 14 (11.08 grid acres of land, more or less), lying in Medina County, Texas, being out of and a part of M. Dancher Survey 476-1/2, Abstract No. 337, and also being out of and a part of that same certain tract called 194.12 grid acres (parent tract) as described in conveyance document to Border Ranches, LLC., recorded in Instrument Number 2018003116 of the Medina County Public Records, Medina County, Texas and 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 inch 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 southerly margin of County Road 651, at a point on a northerly line of said parent tract, and marking the northeast corner of the herein described tract;

**THENCE:** S 00° 09' 36" E, crossing into and across said parent tract for a distance of 3158.52 feet to a set ½" diameter rebar at a point on the northerly line of that same certain tract called Tract 3 (301 acres) as described in conveyance document to MKW Bendele Ranch, Inc., recorded in Volume 673, Page 303 of the Medina County Official Public Records, at a point on a southerly line of said parent tract, and marking the southeast corner of the herein described tract;

**THENCE** N 89° 58' 10" W, generally with the fence, and with the common boundary lines of said 301 acres and the herein described tract for a distance of 229.22 feet to an unmarked point marking the southwest corner of the herein described tract, from which point a previously set ½" diameter rebar with a plastic cap marked "RPLS/6418" now moved and reset in concrete bears N 73° 45' 44" W at a distance of 0.39 feet;

**THENCE:** Crossing into and across said parent tract for the following three (3) calls:

- 1.) N 00° 09' 22" W, for a distance of 2004.66 feet to an unmarked point marking an exterior corner of the herein described tract, from which point a previously set ½" diameter rebar with a plastic cap marked "RPLS/6418" now moved and reset in concrete bears S 18° 01' 52" W at a distance of 0.17 feet;
- 2.) N 89° 50' 24" E, for a distance of 209.08 feet to a set ½" diameter rebar marking a reentrant corner of the herein described tract;
- 3.) N 00° 09' 36" W, for a distance of 1152.88 feet to a set ½" diameter rebar at a point on the fenced southerly margin of County Road 651, at a point on a northerly line of said parent tract, and marking the northwest corner of the herein described tract;

**THENCE:** N 89° 14' 06" E, with the fenced southerly margin of County Road 651 and the herein described tract for a distance of 20.00 feet to the Place of Beginning and containing 11.08 grid acres, more or less, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on October 23, 2019.



\*VG-42-2026-26-000060\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000060**

Foreclosure Posting

Recorded On: April 07, 2026 01:24 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

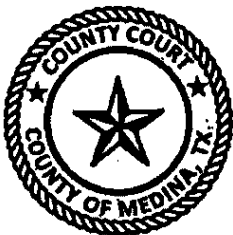
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000060  
Receipt Number: 20260407000029  
Recorded Date/Time: April 07, 2026 01:24 PM  
User: Alexis M  
Station: cccivil1

**Record and Return To:**

CARDENAS MARICRUZ



**STATE OF TEXAS  
Medina County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas**

Gina Champion  
Medina County Clerk  
Medina County, TX