

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 7, 2026

## Deed of Trust

Date: June 10, 2019

Grantor: Jacob Rios

Grantor's County: Atascosa

Beneficiary (or Holder): Border Ranches, 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 196605 in the Official Records, Atascosa County, Texas

## Note

Property: Being a severance survey of Tract 4 (12.30 grid acres of land, more or less), of land lying in Atascosa County, Texas, being out of and a part of Jose A. Navarro Survey 46, Abstract No. 9, and also being out of and a part of that same certain tract called 63.78 acres as described in conveyance document to Border Ranches, LLC, recorded in Document Number 190430 of the Atascosa County Official Public Records, Atascosa County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

Being a severance survey of Tract 5 (15.37 grid acres of land, more or less), of land lying in Atascosa County, Texas, being out of and a part of Jose A. Navarro Survey 46, Abstract No. 9, and also being out of and a part of that same certain tract called 63.78 acres as described in conveyance document to Border Ranches, LLC, recorded in Document Number 190430 of the Atascosa County Official Public Records, Atascosa County, Texas and being more particularly described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes.

Date: June 10, 2019

Amount: \$180,000.00

Debtor: Jacob Rios

Holder: Border Ranches, LLC

Date of Sale of Property: August 4, 2026

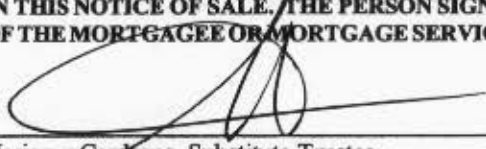
Earliest Time of Sale of Property: 10:00 A.M.

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.

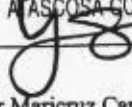
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state, or as a member of a reserve component of 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.**

  
Maricruz Cardenas, Substitute Trustee

FILED 2:37 O'CLOCK P M  
THERESA CARRASCO COUNTY CLERK

JUL - 7 2026

ATASCOSA COUNTY, TEXAS  
BY  DEPUTY

# D. G. SMYTH & COMPANY, INC.

*"A Statewide Professional Land Surveying Service Company"*

**1022 Garner Field Road, Suite C**

**Uvalde, Texas 78801**

**FIRM # 10008800**

**Office Tel. (830) 591-0658**

**smythsurveyors.com**

**Fax (830) 591-0863**

## **FIELD NOTES FOR A SEVERANCE SURVEY OF TRACT 4 (12.30 GRID ACRES, MORE OR LESS) COMPLETED MAY 22, 2019**

Being a severance survey of Tract 4 (12.30 grid acres, more or less), of land lying in Atascosa County, Texas, being out of and a part of Jose A. Navarro Survey 46, Abstract No. 9, and also being out of and a part of that same certain tract called 63.78 acres as described in conveyance document to Border Ranches, LLC, recorded in Document Number 190430 of the Atascosa County Official Public Records, Atascosa 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 southeasterly margin of Zigmond Road, at a point on a northwesterly line of said 63.78 acres, marking the north corner of Tract 5 (15.37 grid acre severance, more or less) simultaneously surveyed this same day, and marking the west corner of the herein described tract;

**THENCE:** N 37° 54' 56" E, with the southeasterly margin of Zigmond Road and the herein described tract for a distance of 20.24 feet to a set ½" diameter rebar marking the north corner of the herein described tract;

**THENCE:** Crossing into and across said 63.78 acres for the follow three (3) calls:

- 1.) S 60° 52' 20" E, for a distance of 1973.45 feet to a set ½" diameter rebar marking a reentrant corner of the herein described tract;
- 2.) N 29° 34' 07" E, for a distance of 288.06 feet to a set ½" diameter rebar marking an exterior corner of the herein described tract;



- 3.) S 60° 25' 53" E, for a distance of 200.36 feet to a set ½" diameter rebar at a point on the northwesterly line of that same certain tract called 53 acres as described in conveyance document to Ledger Carter Vickers, recorded in Volume 185, Page 238 of the Atascosa County Official Public Records, at a point on a southeasterly line of said 63.78 acres, and marking an exterior corner of the herein described tract;

THENCE: Generally with the fence, and with the common boundary lines of said 53 acres and the herein described tract for the follow two (2) calls:

- 1.) S 29° 31' 39" W, for a distance of 88.72 feet to a found 3/8" diameter rebar marking an exterior corner of said 53 acres, and marking a reentrant corner of the herein described tract;
- 2.) S 62° 11' 38" E, for a distance of 1521.99 feet to a found 5/8" diameter rebar with a plastic cap marked "HOWARD/SURVEYING" marking an exterior corner of said 53 acres, marking the west corner of that same certain tract called 3.01 acres as described in conveyance document to Frank P. Maniscalco, recorded in Document Number 175612 of the Atascosa County Official Public Records, and marking a deflection point of the herein described tract;

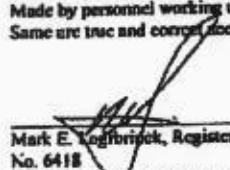
THENCE: S 62° 10' 39" E, generally with the fence, and with the common boundary line of said 3.01 acres and the herein described tract for a distance of 300.06 feet to a 10" diameter creosote 3-way fence corner post at a point on a northwesterly line of that same certain tract called 41.607 acres as described in conveyance document to Everett Joseph Schliesing and Herman John Schliesing, recorded in Volume 141, Page 347 of the Atascosa County Official Public Records, marking the south corner of said 3.01 acres, and marking the east corner of the herein described tract;

THENCE: S 29° 59' 30" W, generally with the fence, and with the common boundary line of said 41.607 acres and the herein described tract for a distance of 259.76 feet to a set ½" diameter rebar marking the east corner of said Tract 5, and marking the south corner of the herein described tract;

THENCE: N 60° 52' 20" W, crossing into and across said 63.78 acres, and with the common boundary line of said Tract 5 and the herein described tract for a distance of 3996.15 feet to the Place of Beginning and containing 12.30 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 May 22, 2019.

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. 19-7127 Tract 4



# D. G. SMYTH & COMPANY, INC.

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## **FIELD NOTES FOR A SEVERANCE SURVEY OF TRACT 5 (15.37 GRID ACRES, MORE OR LESS) COMPLETED MAY 22, 2019**

Being a severance survey of Tract 5 (15.37 grid acres, more or less), of land lying in Atascosa County, Texas, being out of and a part of Jose A. Navarro Survey 46, Abstract No. 9, and also being out of and a part of that same certain tract called 62.78 acres as described in conveyance document to Border Ranches, LLC, recorded in Document Number 190430 of the Atascosa County Official Public Records, Atascosa 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 southeasterly margin of Zigmond Road, at a point on a northwesterly line of said 63.78 acres, marking the west corner of Tract 4 (12.30 grid acre severance, more or less) simultaneously surveyed this same day, and marking the north corner of the herein described tract;

**THENCE:** S 60° 52' 20" E, crossing into and across said 63.78 acres, and with the common boundary line of said Tract 4 and the herein described tract for a distance of 3996.15 feet to a set ½" diameter rebar marking the south corner of said Tract 4, at a point on a southeasterly line of said 63.78 acres, at a point on a northwesterly line of that same certain tract called 41.607 acres as described in conveyance document to Everett Joseph Schliesing and Herman John Schliesing, recorded in Volume 141, Page 347 of the Atascosa County Official Public Records, and marking the east corner of the herein described tract;



**THENCE:** S 29° 59' 30" W, generally with the fence, and with the common boundary line of said 41.607 acres and the herein described tract for a distance of 299.74 feet to a set 1/2" diameter rebar marking the east corner of that same certain tract called 48.007 acres as described in conveyance document to Margaret Smith, recorded in Volume 382, Page 284 of the Atascosa County Official Public Records, and marking the south corner of the herein described tract;

**THENCE:** N 60° 50' 02" W, with the common boundary line of said 48.007 acres and the herein described tract for a distance of 2110.34 feet to an unmarked point at a point on the southeasterly line of that same certain tract called 18.016 acres as described in conveyance document to Kyle R. Mikolajczyk, et ux., recorded in Volume 37, Page 575 of the Atascosa County Official Public Records, marking an exterior corner of said 48.007 acres, and marking an exterior corner of the herein described tract, from which point a 2-3/8" diameter pipe fence corner post bears S 01° 05' 08" E at a distance of 0.62 feet;

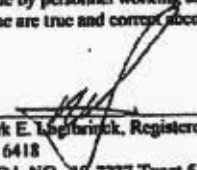
**THENCE:** With the common boundary lines of said 18.016 acres and the herein described tract for the follow two (2) calls:

- 1.) N 29° 07' 40" E, for a distance of 278.30 feet to a found 1" diameter rebar marking the east corner of said 18.016 acres, and marking a reentrant corner of the herein described tract;
- 2.) N 60° 52' 20" W, generally with the fence for a distance of 1884.38 feet to a found 5/8" diameter rebar at a point on the southeasterly margin of Zigmond Road, marking the north corner of said 18.016 acres, and marking the west corner of the herein described tract;

**THENCE:** N 37° 54' 56" E, with the southeasterly margin of Zigmond Road and the herein described tract for a distance of 20.24 feet to the **Place of Beginning** and containing 15.37 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 May 22, 2019.

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. 14-7227 Tract 5

