

Notice of Trustee's Sale

Date: February 11, 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: July 23, 2020
Grantor: Keith Allen Thompson
Lender: Border Ranches, LLC, a Texas limited liability company
Recording Information: Deed of Trust recorded under Instrument No. 2020006192,
Public Records of Uvalde County, Texas.

Property:

SITUATED IN UVALDE COUNTY, TEXAS TO-WIT:

Property (including any improvements):

Tract 1: Being a Boundary Retracement and Improvement Survey of Tract 404 (11.45 grid acres, more or less), of Deer Valley Ranch, Unit-3, recorded in Slide 163-B of the Uvalde County Plat Records, and also being that same Tract 404 as depicted on the Plat in Exhibit "A" attached to that certain Deed of Trust recorded under instrument No. 2020006192, Official Public Records, Wilson County, Texas and incorporated herein for all purposes.

Trustee: Kathryn Kluge

Substitute Trustee: Tiffany L. Williams, Marlow Zamora, and/or Ben Barton

Date of Sale (first Tuesday of month): March 4, 2025

Time of Sale: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

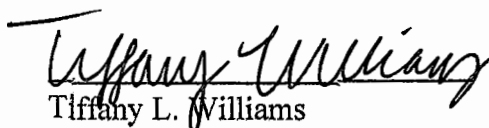
Place of Sale: The area on the East side courthouse steps of the Uvalde County Courthouse 100 N. Getty, Uvalde, Texas 78801, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

FILED
This 11th day of Feb A.D. 2025
at 2:47 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By [Signature]
Deputy

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.


Tiffany L. Williams