

DEC 09 2022

Notice of Trustee's Sale

AT 11:00 O'CLOCK AM
 CARLA KERN
 County Clerk, Mitchell County, Texas
 By [Signature] Deputy

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3RD DAY OF JANUARY, 2023.

Date: December 7, 2022
 Trustee: Daniel W. Schreimann
 Mortgagee: BoRain Capital Fund – III, LLC
 Note: Promissory Note dated April 8, 2020

Deed of Trust

Date: April 8, 2022
 Grantor: FIDEL ARGUIJO and MANUELA ARGUIJO
 Beneficiary: DAVIE MATTHEW JONES
 Recording information: Document Number: 0750
 Property: BEING ALL OF LOT FOUR (4) OF BLOCK SEVENTY-THREE (73) OF THE ORIGINAL TOWN OF COLORADO CITY, TEXAS ACCORDING TO THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF MITCHELL COUNTY, TEXAS.

Also known as: 721 Chestnut Colorado City, Texas 79512.

Assignment of Note, Lien and Loan Document

Date: December 12, 2017
 Assignor: DAVIE MATHEW JONES
 Assignee: BORAIN CAPITAL FUND – III, LLC
 Payee: FIDEL ARGUIJO and MANUELA ARGUIJO

Recording information:

Document Number: 201269

Property:

BEING ALL OF LOT FOUR (4) OF BLOCK SEVENTY-THREE (73) OF THE ORIGINAL TOWN OF COLORADO CITY, TEXAS ACCORDING TO THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF MITCHELL COUNTY, TEXAS.

Also known as: 721 Chestnut Colorado City, Texas 79512.

County:

Mitchell County, Texas

Substitute Trustee's Name:

DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHRISTIN DELAROSA, DOUG NEFF, DARYL DRAIN, ED HENDERSON, KAMIE SMITH, CINDY DRAIN, JAMIE OSBORNE, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT.

Substitute Trustee's Address:

c/o Schreimann & Associates, P.C., 8445 Freeport Parkway, Suite 175, Irving, Texas 75063

Date of Sale (first Tuesday of month):

January 3, 2022

Time of Sale:

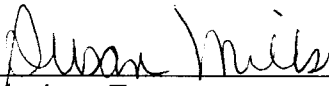
10:00 a.m.

Place of Sale:

1ST FLOOR LOBBY AT EAST DOORS, MITCHELL COUNTY COURHOUSE (IF COURTHOUSE IS CLOSED, SALE ON FRONT STEPS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHRISTIN DELAROSA, DOUG NEFF, DARYL DRAIN, ED HENDERSON, KAMIE SMITH, CINDY DRAIN, JAMIE OSBORNE, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on January 3, 2022, Trustee will offer the Property for sale at public auction at 1ST FLOOR LOBBY AT EAST DOORS, MITCHELL COUNTY COURHOUSE (IF COURTHOUSE IS CLOSED, SALE ON FRONT STEPS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is 10:00 a.m., and the sale will be conducted no later than three hours thereafter.



Substitute Trustee, Susan Mills