

23061

OCT 16 2023
AT 11:10 O'CLOCK A.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By [Signature] Deputy

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7TH DAY OF NOVEMBER, 2023.

Date: October 13, 2023
Trustee: Daniel W. Schreimann
Mortgagee: BORAIN CAPITAL IITFWI FUND – I, LLC
Note: Promissory Note dated August 12, 2019

Deed of Trust

Date: August 12, 2019
Grantor: Roy Rodriguez
Beneficiary: DAVIE MATTHE JONES
Recording information: Document Number: 19-1284
Property: LOT NINE (9), IN BLOCK SEVENTY-ONE (71, OF THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS, ACCORDING TO PLAT OF SAID PROPERTY RECORDED IN VOLUME 1, PAGES 488-489 OF THE DEED RECORDS OF COLORADO CITY MITCHELL COUNTY, TEXAS
Also known as: 620 Walnut St., Colorado City. Texas 79512

Assignment of Note, Lien and Loan Document

Date: March 22, 2022
Assignor: DAVIE MATTHEW JONES
Assignee: BORAIN CAPITAL IITFWI FUND – I, LLC

Payee: DAVIE MATTHEW JONES

Recording information: Document Number: 221465

Property: LOT NINE (9), IN BLOCK SEVENTY-ONE (71, OF THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS, ACCORDING TO PLAT OF SAID PROPERTY RECORDED IN VOLUME 1, PAGES 488-489 OF THE DEED RECORDS OF COLORADO CITY MITCHELL COUNTY, TEXAS.

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): November 7, 2023

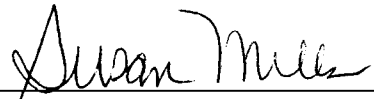
Time of Sale: 10:00 a.m.

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 November 7, 2023, Trustee will offer the Property for sale at public auction 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