

7-5 15

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3<sup>rd</sup> DAY OF SEPTEMBER, 2024.

Date: August 9 . 2024  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – V, LLC  
Note: Promissory Note dated July 14, 2021

**FILED FOR RECORD**  
at 2:06 o'clock P M  
**AUG 12 2024**  
BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By [Signature]

**Deed of Trust**

Date: July 14, 2021  
Grantor: Benito Escobar  
Beneficiary: Borain Capital Fund-II, Ltd.  
Recording information: Document Number: 2021-15279  
Property: See Exhibit "A"

Also known as: 3304 Wellington, Greenville, Tx 75401

**Assignment of Note, Lien and Loan Document**

Date: July 15, 2021  
Assignor: Borain Capital Fund-II, Ltd.  
Assignee: Borain Capital Fund-V, LLC  
Original Payee: Borain Capital Fund-II, Ltd.  
Recording information: Document Number: 2022-03067  
Property: See Attached "Exhibit A"

Also known as: 3304 Wellington, Greenville, Tx  
75401

County: Hunt County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN  
ABSTRACT/TRUSTEES OF TEXAS: JIM  
MILLS, SUSAN MILLS, ED HENDERON, TONY  
HULSEY, LARRY PENNINGTON, ASHLEY  
HAMMONS, SUSAN ZACHARY, GEORGE  
HAWTHORNE, LAURAN HOLCOMB, 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): September 3, 2024

Time of Sale: 10:00 a.m.

Place of Sale: ON THE SECOND FLOOR OF THE HUNT  
COUNTY COURTHOUSE AT 2500 LEE STREET  
IN GREENVILLE, TEXAS OR AS  
DESIGNATED BY THE COUNTY  
COMMISSIONERS COURT.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS,  
SUSAN MILLS, ED HENDERON, TONY HULSEY, LARRY PENNINGTON, ASHLEY  
HAMMONS, SUSAN ZACHARY, GEORGE HAWTHORNE, LAURAN HOLCOMB, 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 SEPTEMBER 3, 2024, the Trustee will offer the Property for sale  
at public auction at the ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE  
AT 2500 LEE STREET IN GREENVILLE, TEXAS OR AS DESIGNATED BY THE  
COUNTY COMMISSIONERS COURT., 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 1:00 p.m., and  
the sale will be conducted no later than three hours thereafter.

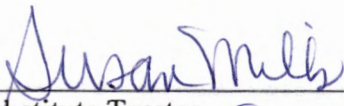
  
\_\_\_\_\_  
Substitute Trustee Susan Mills

EXHIBIT A

BEING A 0.153 ACRE TRACT OF LAND SITUATED IN THE M. KNIGHT SURVEY, ABSTRACT NO. 573, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MEMPHIS RAINS, LLC, AS RECORDED IN INSTRUMENT NO. 2020-13290, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHEAST CORNER OF SAID RAINS TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE WEST LINE OF WELLINGTON STREET (40 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF BLACKLANDS RAILROAD RIGHT-OF-WAY;

THENCE SOUTH, A DISTANCE OF 52.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF SAID RAINS TRACT;

THENCE WEST, A DISTANCE OF 145.00 FEET ALONG THE SOUTH LINE OF SAID RAINS TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF SAID RAINS TRACT;

THENCE NORTH, A DISTANCE OF 40.00 FEET ALONG THE WEST LINE OF SAID RAINS TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHWEST CORNER OF SAID RAINS TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF BLACKLANDS RAILROAD RIGHT-OF-WAY;

THENCE NORTH 85° 16' 09" EAST, A DISTANCE OF 145.50 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 6,670 SQUARE FEET OR 0.153 OF ONE ACRE OF LAND.