

May 6th 2025
002202
Notice of Trustee's Sale

3 pp

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 6th DAY OF MAY, 2025.

Date: APRIL 11, 2025.
Trustee: Daniel W. Schreimann
Mortgagee: BORAIN CAPITAL IITFWI FUND – I, LLC
Note: Promissory Note dated JULY 23, 2018

Deed of Trust

Date: JULY 23, 2018
Grantor: GERALD BROWN
Beneficiary: MATT JONES
Recording information: Document Number: 190687
Property: BEING ALL OF LOT 3, BLOCK 8 VANCIL ADDITION TO THE CITY OF WINTERS, RUNNELS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL 66, PAGE 3, DEED RECORDS OF RUNNELS COUNTY, TEXAS
Also known as: 505 VANCIL, WINTERS, TX 79567

Transfer of lien

Date: MARCH 22, 2022
Assignor: MATT JONES
Assignee: BORAIN CAPITAL IITFWI FUND – I, LLC
Original Payee: MATT JONES

POSTED April 14th 2025
At 1:30 o'clock P M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecelia [Signature] Deputy

Recording information:

Document Number: 221504

Property:

BEING ALL OF LOT 3, BLOCK 8 VANCIL ADDITION TO THE CITY OF WINTERS, RUNNELS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL 66, PAGE 3, DEED RECORDS OF RUNNELS COUNTY, TEXAS

Also known as: 505 VANCIL, WINTERS, TX 79567

County:

RUNNELS County, Texas

Substitute Trustee's Name:

DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, TOM WOOD, ED HENDERSON, NICK ARROTT, JAMES DECKER, SHERRY COATS,, 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):

MAY 6, 2025

Time of Sale:

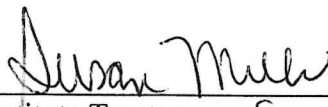
10:00 a.m.

Place of Sale:

ON THE FRONT LANDING AND STEPS OF THE RUNNELS COUNTY COURTHOUSE FACING HIGHWAY 67 OR IN THE AREA DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, TOM WOOD, ED HENDERSON, NICK ARROTT, JAMES DECKER, SHERRY COATS L, 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 MAY 6, 2025, Trustee will offer the Property for sale at public auction at ON THE FRONT LANDING AND STEPS OF THE RUNNELS COUNTY COURTHOUSE FACING HIGHWAY 67 OR IN THE AREA DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE., 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