

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 6<sup>TH</sup> DAY OF APRIL, 2021.

Date: March 2, 2021

Trustee: Daniel W. Schreimann

Mortgagee: BoRain Capital Fund – III, LLC

Note: Promissory Note dated January 2, 2019

FILED FOR RECORD

2021 MAR -3 PM 1:42

STEPHANIE G. GARZA  
COUNTY CLERK, KLEBERG COUNTY

BY: *Stephanie G. Garza*

**Deed of Trust**

Date: January 2, 2019

Grantor: Jessica Buentello

Beneficiary: BoRain Capital Fund-II, Ltd., a Texas Limited Partnership

Recording information: Document Number 317231

Property: BEING LOTS THIRTY-ONE (31) AND THIRTY-TWO (32), BLOCK ONE (1), SIXTH ADDITION, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN ENVELOPE 19 & 20, CABINET 1, MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS; commonly known as: 602 E. Lee Street, Kingsville, Texas, 78363.

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

Date: October 7, 2019

Assignor: BoRain Capital Fund – II, Ltd., a Texas limited partnership

Assignee: BoRain Capital Fund III, LLC, a Texas limited liability company

Payee: Jessica Buentello

Recording information: Document Number 319842

Property: BEING LOTS THIRTY-ONE (31) AND THRITY-TWO (32), BLOCK ONE (1), SIXTH ADDITION, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN ENVELOPE 19 & 20, CABINET 1, MAP AND PLAT RECORDS, KLEBERG COUNTY, TEXAS; commonly known as: 602 E. Lee Street, Kingsville, Texas, 78363.

County: Kleberg County, Texas

Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, NANETTE KUHN, ODIS MICHALK, BRUCE MENKING, ED HENDERSON, JOHN PATTERSON, CARLA PATTERSON, LAURA EATON, SANDRA MENDOZA, ARNOLD MENDOZA, OR ANY TO ACT.

Substitute Trustee's Address: P.O. Box 9932, Austin, Texas 78766

Date of Sale (first Tuesday of month): April 6, 2021

Time of Sale: 1:00 p.m.

Place of Sale: THE WEST STEPS (FRONT DOOR) OF THE KLEBERG COUNTY COURTHOUSE, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Time of Sale:

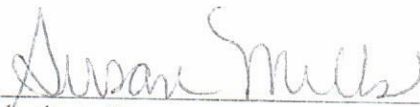
1:00 p.m.

Place of Sale:

The County Courthouse in Bexar County, Texas, on the west side of the Bexar County Courthouse which is near the intersection of East Nueva Street and the closed portion of South Main Avenue, San Antonio, Texas.

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, CHRIS LAFOND, SID BEMUS, KYLE WALKER, ED HENDERSON, 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 April 6, 2021, Trustee will offer the Property for sale at public auction at The County Courthouse in Bexar County, Texas, on the west side of the Bexar County Courthouse which is near the intersection of East Nueva Street and the closed portion of South Main Avenue, San Antonio, Texas, 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.

  
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Substitute Trustee