

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5<sup>th</sup> DAY OF May, 2026.

Date: April 10, 2026  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – III, LLC.  
Note: Promissory Note dated MARCH 3,2023

**Deed of Trust**

Date: MARCH 3, 2023  
Grantor: JUAN RAMON GARCIA and JASMINE ANN GARCIA  
Beneficiary: Borain Capital Fund-III, LLC  
Recording information: Document Number: 33347  
Property: BEING LOT 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.

Also known as: 602 E. LEE, KINGSVILLE, TEXAS 78363

County: KLEBERG County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN, ABSTRACT/TRUSTEES OF TEXAS, LLC OR ANY TO ACT.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freeport Parkway, Suite 175, Irving, Texas 75063

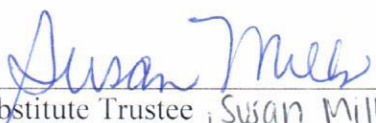
Date of Sale (first Tuesday of month): May 5, 2026

Time of Sale: 11:00 A.M.

Place of Sale: KELBERG COUNTY COURTHOUSE, 700 EAST KLEBERG AVENUE, KINGSVILLE, TEXAS 78363, OR AN AREA DESIGNATED BY THE COUNTY COMMISSIONERS COURT AS SUCH SALES OF REAL ESTATE TO TAKE PLACE IN ACCORDANCE WITH THE PROVISIONS OF THE PROPERTY CODE OF THE STATE OF TEXAS.

DANIEL W. SCHREIMANN, ABSTRACT/TRUSTEES OF TEXAS, LLC. 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 5, 2026 Trustee will offer the Property for sale at public auction at KELBERG COUNTY COURTHOUSE, 700 EAST KLEBERG AVENUE, KINGSVILLE, TEXAS 78363, OR AN AREA DESIGNATED BY THE COUNTY COMMISSIONERS COURT AS SUCH SALES OF REAL ESTATE TO TAKE PLACE IN ACCORDANCE WITH THE PROVISIONS OF THE PROPERTY CODE OF THE STATE OF 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 11:00 p.m., and the sale will be conducted no later than three hours thereafter.

  
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Substitute Trustee, Susan Mills

**FILED FOR RECORD**  
on 4-13-2026  
at 3:00  
Salvador "Sonny" Barrera III  
Kleberg County Clerk  
By: 