

#1

Notice of Trustee's Sale

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

Date:

JANUARY 10, 2023.

Trustee:

Daniel W. Schreimann

Mortgagee:

BORAIN CAPITAL IITFWI FUND – I, LLC

Note:

Promissory Note dated March 13, 2021

Deed of Trust

Date:

March 13, 2021

Grantor:

FRANCISCO QUIJAS

Beneficiary:

MATT JONES

Recording information:

Document Number: 00187436

Property:

THE SOUTH SEVENTY-THREE FEET (S/73'),
OF LOT ONE (1) BLOCK EIGHT (8), IN AND OF
THE CRESCENT PARK ADDITION, AN
ADDITION TO THE CITY OF MCCAMEY,
UPTON COUNTY, TEXAS.

Also known as: 1204 Kaufman, McCamey, Texas
79752.

Assignment of Note, Lien and Loan Document

Date:

March 22, 2022

Assignor:

DAVIE MATTHEW JONES

Assignee:

BORAIN CAPITAL IITFWI FUND – I, LLC

Payee:

FRANCISCO QUIJAS

01/12/2023 FILED AT 2:01pm
LaWANDA McMURRAY
CLERK, COUNTY/DISTRICT COURT
UPTON COUNTY
CLERK/DEPUTY

Recording information:

Document Number: 00190182

Property:

THE SOUTH SEVENTY-THREE FEET (S/73'),
OF LOT ONE (1) BLOCK EIGHT (8), IN AND OF
THE CRESCENT PARK ADDITION, AN
ADDITION TO THE CITY OF MCCAMEY,
UPTON COUNTY, TEXAS.

Also known as: 1204 Kaufman, McCamey, Texas
79752.

County:

Upton County, Texas

Substitute Trustee's Name:

DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM
MILLS, SUSAN MILLS, GEORGE
HAWTHORNE, JOHNIE EADS, KORY YOUNG,
SHELLEY NAIL, DONNA TROUT, ED
HENDERSON, VICKIE HUTCHENS 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):

February 7, 2023

Time of Sale:

1:00 p.m.

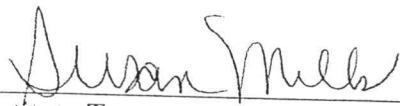
Place of Sale:

UPTON COUNTY COURTHOUSE, TEXAS AT
THE FOLLOWING LOCATION: THE STEPS OF
THE SOUTH DOOR OF THE UPTON COUNTY
COURTHOUSE IN RANKIN, UPTON COUNTY,
TEXAS OR AS DESIGNATED BY THE
COUNTY COMMISSIONERS COURT.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNIE EADS, KORY YOUNG, SHELLEY NAIL, DONNA TROUT, ED HENDERSON, VICKIE HUTCHENS 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 February 7, 2023, Trustee will offer the Property for sale at public auction at UPTON COUNTY COURTHOUSE, TEXAS AT THE FOLLOWING LOCATION: THE STEPS OF THE SOUTH DOOR OF THE UPTON COUNTY COURTHOUSE IN RANKIN, UPTON COUNTY, 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