

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 4TH DAY OF OCTOBER, 2022.

Date: August 23, 2022
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – III, LLC
Note: Promissory Note dated March 9, 2018; and modified in the Modification and Extension Agreement dated August 31, 2021

Deed of Trust

Date: March 9, 2018
Grantor: ALTON MCGRUDER
Beneficiary: DAVIE MATTHEW JONES
Recording information: Document Number: 2018-00003547
Property: BEING ALL OF LOT TWENTY (20), BLOCK SEVEN (7), NORTH BELVUE ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, MAP OR PLATE OF RECORD IN ENVELOPE 78/D, PLAT RECORD OF HOWARD COUNTY.
Also known as: 1500 Kentuckyway, Big Spring, Texas, 79720.

Assignment of Note, Lien and Loan Document

Date: March 29, 2018
Assignor: DAVIE MATTHEW JONES
Assignee: BORAIN CAPITAL FUND – II, LTD.

POSTED
FILED at 12:21 P M O'clock 8/25/22
BRENT ZIPFERKOPF, County Clerk, Howard County, Texas
By Christina Her Deputy

Payee: ALTON MCGRUDER
Recording information: Document Number: 2019-00005185
Property: BEING ALL OF LOT TWENTY (20), BLOCK SEVEN (7), NORTH BELVUE ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, MAP OR PLATE OF RECORD IN ENVELOPE 78/D, PLAT RECORD OF HOWARD COUNTY.
Also known as: 1500 Kentuckyway, Big Spring, Texas, 79720.

Assignment of Note, Lien and Loan Document

Date: May 23, 2019
Assignor: BORAIN CAPITAL FUND – II, LTD.
Assignee: BORAIN CAPITAL FUND – III, LLC
Payee: LINDA M. ALLEN
Recording information: Document Number: 2019-00005449
Property: BEING ALL OF LOT TWENTY (20), BLOCK SEVEN (7), NORTH BELVUE ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, MAP OR PLATE OF RECORD IN ENVELOPE 78/D, PLAT RECORD OF HOWARD COUNTY.
Also known as: 1500 Kentuckyway, Big Spring, Texas, 79720.

County: Howard County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, MARIA RODRIGUEZ, ANITA MATTA, ED HENDERSON, NORMA NUNEZ, OR ANY TO ACT.

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

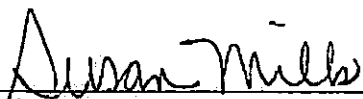
Date of Sale (first Tuesday of month): October 4, 2022

Time of Sale: 10:00 a.m.

Place of Sale: AT THE NORTH DOORS OF THE HOWARD COUNTY COURTHOUSE, LOCATED AT 300 MAIN STREET, BIG SPRINGS, TEXAS, 79721 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, GEORGE HAWTHORNE, KOREY YOUNG, SHELLEY NAIL, JOHNNIE EADS, DONNA TROUT, ANGIE WORLEY, ED HENDERSON, 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 October 4, 2022, Trustee will offer the Property for sale at public auction at AT THE NORTH DOORS OF THE HOWARD COUNTY COURTHOUSE, LOCATED AT 300 MAIN STREET, BIG SPRINGS, TEXAS, 79721 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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