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FILED FOR RECORD
at 12:54 o'clock P.M.

JAN 12 2024

Notice of Trustee's Sale

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Skinner*

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 6th DAY OF FEBRUARY, 2024.

Date: January 12, 2024
Trustee: Daniel W. Schreimann
Mortgagee: Borain Capital Fund – III, LLC
Note: Promissory note dated October 5, 2020

Deed of Trust

Date: October 5, 2020
Grantor: Benito Marinez Escobar and Iyari Jaurmi Escobar
Lender: Borain Capital Fund-II, Ltd
Recording information: Document No. 2020-17582
Property: See Exhibit "A"
Commonly known as: 3304 Barling, Greenville, Texas 75401

Transfer of Lien

Date: April 1, 2022
Assignor: Borain Capital Fund- II, Ltd.
Assignee: BoRain Capital Fund – III, LLC.
Payee: Borain Capital Fund-III, LLC.
Recording information: Document No. 2022-11685
Property: See Exhibit "A"

Commonly known as: 3304 Barling, Greenville,
Texas 75401

County: Hunt County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM
MILLS, SUSAN MILLS, ED HENDERON, TONY
HULSEY, LARRY PENNINGTON, ASHLEY
HAMMONS, SUSAN ZACHARY, GEORGE
HAWTHORNE, LAURAN HOLCOMB

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 6, 2024

Time of Sale: 10:00 a.m.

Place of Sale: The County Courthouse in Hunt County, Texas,
2500 Lee Street, Greenville, Texas 75401, second
floor, or in the area designated by the
Commissioners Court, pursuant to section 51.3002
of the Texas Property Code.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS,
SUSAN MILLS, ED HENDERON, TONY HULSEY, LARRY PENNINGTON, ASHLEY
HAMMONS, SUSAN ZACHARY, GEORGE HAWTHORNE, LAURAN HOLCOMB 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 6, 2024, Trustee will offer the Property for sale at public
auction at The County Courthouse in Hunt County, Texas, The County Courthouse in Hunt
County, Texas, 2507 Lee Street, Greenville, Texas 75401, second floor, or in the area designated
by the Commissioners Court, pursuant to section 51.3002 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

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF BLOCK 272 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED TO BORAIN CAPITAL FUND, II, LTD AS RECORDED IN/UNDER DOCUMENT NO. 2015-9647 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF SUBJECT TRACT, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE NORTH LINE OF BARLING STREET AND THE WEST LINE OF TENNIS STREET;

THENCE N 88 DEGREES 41 MINUTES 59 SECONDS W ALONG THE SOUTH LINE OF SUBJECT TRACT AND THE NORTH LINE OF BARLING STREET, A DISTANCE OF 89.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE N 01 DEGREES 18 MINUTES 01 SECONDS E ALONG THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 69.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT THE NORTHWEST CORNER OF SUBJECT TRACT;

THENCE S 88 DEGREES 41 MINUTES 59 SECONDS E ALONG THE NORTH LINE OF SUBJECT TRACT, A DISTANCE OF 89.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST LINE OF TENNIS STREET;

THENCE S 01 DEGREES 18 MINUTES 01 SECONDS W ALONG THE EAST LINE OF SUBJECT TRACT AND THE WEST LINE OF TENNIS STREET, A DISTANCE OF 69.00 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.141 ACRE TRACT OF LAND AS BEING KNOWN AS NO. 3304 BARLING STREET.