

MAR 16 2026

**Notice of Trustee's Sale**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Becky Landrum*

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7th DAY OF APRIL, 2026.

Date: March 12, 2026  
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

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

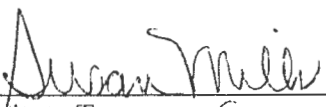
Date of Sale (first Tuesday of month): APRIL 7, 2026

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 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 7, 2026, 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.

  
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Substitute Trustee, Susan Mills