



Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3RD DAY OF MAY 2022.

Date: March 22, 2022

Trustee: Daniel W. Schreimann

Mortgagee: BoRain Capital Fund – V, LLC

Note: Promissory Note dated February 27, 2013, and modified in the Loan Modification and Extension Agreement dated August 13, 2021

Deed of Trust

Date: February 27, 2013

Grantor: EUSEBIO GARCIA and JILDA TREVINO

Beneficiary: DAVIE MATTHEW JONES

Recording information: Instrument Number 13-3660

Property: THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-SEVEN (27) BLOCK ONE (1) OF THE NORTHLAND ADDITION TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 103 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK FO WARD COUNTY, TEXAS.

Also known as: 921 N. Betty, Monahans, Texas 79756.

Transfer of Lien

Date: March 14, 2014

Holder of Note and Lien: DAVIE MATTHEW JOENS

Transferee: BORAIN CAPITAL FUND – II, LTD.
Payee: EUSEBIO GARCIA and JILDA TREVINO
Recording information: Instrument Number 14-1496
Property: THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-SEVEN (27) BLOCK ONE (1) OF THE NORTHLAND ADDITION TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 103 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK FO WARD COUNTY, TEXAS.
Also known as: 921 N. Betty, Monahans, Texas 79756.

Assignment of Note, Lien and Loan Document

Date: October 31, 2021
Holder of Note and Lien: BORAIN CAPITAL FUND – II, LTD.
Transferee: BORAIN CAPITAL FUND – V, LLC
Payee: EUSEBIO GARCIA and JILDA TREVINO
Recording information: Instrument Number 2021-4408
Property: THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-SEVEN (27) BLOCK ONE (1) OF THE NORTHLAND ADDITION TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 103 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK FO WARD COUNTY, TEXAS.
Also known as: 921 N. Betty, Monahans, Texas 79756.
County: Ward County, Texas

Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNIE EADS, KOREY YOUNG, SHELLEY NAIL, GLORIA HERRERA, DONNA TROUT, OR ANY TO ACT.

Substitute Trustee's Address: P.O. Box 9932, Austin, Texas 78766

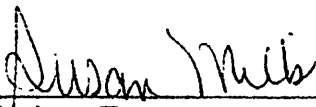
Date of Sale (first Tuesday of month): May 3, 2022

Time of Sale: 10:00 a.m.

Place of Sale: THE FIRST FLOOR LOBBY AT THE WEST FRONT DOOR OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNIE EADS, KOREY YOUNG, SHELLEY NAIL, GLORIA HERRERA, DONNA TROUT, 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 3, 2022, Trustee will offer the Property for sale at public auction at the AT THE FIRST FLOOR LOBBY AT THE WEST FRONT DOOR OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE 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*

FILED FOR RECORD IN:
Ward County
On: 3/31/2022 9:00:42 AM
Doc Number: 2022-3
Number of Pages: 3
Amount: 3.00
Order#: 20220331000001
By: LH




Denise Valles, County Clerk