

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5th DAY OF March, 2024.

Date: February 9, 2024
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – III, LLC
Note: Promissory Note dated January 21, 2020

Deed of Trust

Date: January 21, 2020
Grantor: Francisco Compos Garcia and Angelina Chasity Garcia
Beneficiary: Stanley W. Apostolo and Kimberly K Pasket
Recording information: Document Number: 305899
Property: See Attached "Exhibit A"
Also known as: 10996 County Road 351, Plantersville, TX 77363

Assignment of Note, Lien and Loan Document

Date: May 20, 2020
Assignor: Stanley W. Apostolo and Kimberly K. Pasket
Assignee: Lindie Mae Inc
Original Payee: Stanley W. Apostolo and Kimberly K. Pasket
Recording information: Document Number: 309498
Property: See Attached "Exhibit A"

FILED FOR RECORD

At 2:38 O'clock P M

FEB 12 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By *Dellin Henderson*, Deputy

Also known as: 10996 County Road 351,
Plantersville, TX 77363

Assignment of Note, Lien and Loan Document

Date: May 21, 2020
Assignor: Lindie Mae Inc
Assignee: Borain Capital Fund-II, Ltd.
Original Payee: Stanley W. Apostolo and Kimberly K. Pasket
Recording information: Document Number: 309501
Property: See Attached "Exhibit A"
Also known as: 10996 County Road 351,
Plantersville, TX 77363

Assignment of Note, Lien and Loan Document

Date: July 28, 2020
Assignor: Borain Capital Fund-II, Ltd.
Assignee: Borain Capital Fund-III, LLC
Original Payee: Stanley W. Apostolo and Kimberly K. Pasket
Recording information: Document Number: 309550
Property: See Attached "Exhibit A"
Also known as: 10996 County Road 351,
Plantersville, TX 77363

County: Grimes County, Texas

Substitute Trustee's Name: JIM MILLS, GEORGE HAWTHORNE, SUSAN MILLS, ED
HENDERSON, MARLENE ZOGRAFOS, ANDREW
MILLS-MIDDLEBROOK 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): March, 5, 2024

Time of Sale: 1:00 p.m.

Place of Sale: AT THE SOUNT ENTRANCE TO THE COURTHOUSE LOCATED AT 100 MAIN STREET IN ANDERSON, TEXAS

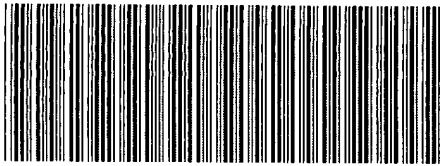
JIM MILLS, GEORGE HAWTHORNE, SUSAN MILLS, ED HENDERSON, MARLENE ZOGRAFOS, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on March 5, 2024, Trustee will offer the Property for sale at public auction at AT THE SOUNT ENTRANCE TO THE COURTHOUSE LOCATED AT 100 MAIN STREET IN ANDERSON, TEXAS SUCH SALES OF REAL ESTATE TO TAKE PLACE IN ACCORDANCE WITH THE PROVISIONS OF THE PROPERTY CODE OF THE STATE OF TEXAS, 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

EXHIBIT "A"

LOT 30, BLOCK 27, NEEW CITY BLOCK 8083, MADONNA VILLAGE SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2222, PAGE(S) 73, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



VG-1576-2024-12

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 12

Foreclosure Posting

Recorded On: February 12, 2024 02:38 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$7.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 12
Receipt Number: 20240212000019
Recorded Date/Time: February 12, 2024 02:38 PM
User: Debbie H
Station: Clerk02

Record and Return To:

ABSTRACTS/TRUSTEES OF TEXAS
P.O. BOX 9932
AUSTIN TX 78766



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski