

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 2ND DAY OF AUGUST 2022.

Date: July 6, 2022
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – II, Ltd.
Note: Promissory Note dated October 15, 2020

Deed of Trust

Date: October 15, 2020
Grantor: AMBER NICOLE BRUCE
Beneficiary: BoRain Capital Fund – II, Ltd.
Recording information: Document Number 202000003689
Property: BEING LOTS (9) AND TEN (10), BLOCK SIXTY EIGHT (68), ORIGINAL TOWNSITE OF KARNES CITY, KARNES COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE A-159, PLAT CABINET RECORDS OF KARNES COUNTY, TEXAS.
ALSO KNOWN AS: 511 N Panna Maria, Karnes City, Texas, 78118.
County: Karnes County, Texas
Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ED HENDERSON, LARRY ABLES, GEORGE HAWTHORNE, ANDREW MILLS-MIDDLEBROOK, OR ANY TO ACT.
Substitute Trustee's Address: P.O. Box 9932, Austin, Texas 78766


Date of Sale (first Tuesday of month): August 2, 2022

Time of Sale: 1:00 p.m.

Place of Sale: HALLWAY OF THE ANNEX BUIDLING, BEHIND THE KARNES COUNTY CHOURTHOUSE, 210 W. CALVERT, KARNES CITY, TEXAS 78118, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

JIM MILLS, SUSAN MILLS, ED HENDERSON, LARRY ABLES, GEORGE HAWTHORNE, 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 August 2, 2022, Trustee will offer the Property for sale at public auction at HALLWAY OF THE ANNEX BUIDLING, BEHIND THE KARNES COUNTY CHOURTHOUSE, 210 W. CALVERT, KARNES CITY, TEXAS 78118, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners in Karnes County, 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 Susan Mills

FILED

At 1:42 o'clock P M

JUL 08 2022

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS

Mary E. Rios Deputy