

**POSTED**  
V6 DATE 5-13-22  
10:30 am

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7<sup>th</sup> DAY OF JUNE 2022.

Date: May 5, 2022  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – V, LLC  
Note: Promissory Note dated June 1, 2020

**Deed of Trust**

Date: June 1, 2020  
Grantor: KALOP WATSON JR. and NANCY WATSON  
Beneficiary: MATT JONES  
Recording information: Instrument Number 20-31302  
Property: PART OF LOT THREE (3), (E. 60 OF W 100 OF S. 100 OF LOT 3), BLOCK EIGHTY-SIX (86), ORIGINAL TOWN OF SWEETWATER, NOLAN COUNTY, TEXAS.  
Also known as: 508 W. Broadway, Sweetwater, Texas 78746.

**Transfer of Lien**

Date: January 29, 2021  
Holder of Note and Lien: DAVIE MATTHEW JOENS  
Transferee: BORAIN CAPITAL FUND – V, LLC  
Payee: KALOP WATSON JR. and NANCY WATSON  
Recording information: Instrument Number 21-33887

Property: PART OF LOT THREE (3), (E. 60 OF W 100 OF S. 100 OF LOT 3), BLOCK EIGHTY-SIX (86), ORIGINAL TOWN OF SWEETWATER, NOLAN COUNTY, TEXAS.

Also known as: 508 W. Broadway, Sweetwater, Texas 78746.

County: Nolan County, Texas

Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHRISTIN DELAROSA, DOUG NEFF, DARYL DRAIN, ED HENDERSON, CINDY DRAIN, KAMIE SMITH, JAMIE OSBORNE, OR ANY TO ACT.

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

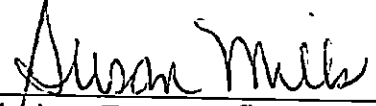
Date of Sale (first Tuesday of month): June 7, 2022

Time of Sale: 1:00 p.m.

Place of Sale: THE COURTHOUSE OF NOLAN COUNTY, TEXAS, BEFORE THE COURTHOUSE DOOR, OR AT THE PLACE SO DESIGNATED BY THE COUNTY COMMISSIONERS IN ACCORDANCE WITH TEXAS LAW FOR SUCH SALES, OR IF NO SUCH AREA HAS BEEN SO DESIGNATED, AT THE PLACE WHERE SUBSTITUTE TRUSTEE'S FORECLOSURE SALES OF REAL PROPERTY ARE CUSTOMARILY AND REGULARLY HELD IN NOLAN COUNTY, TEXAS.

ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHRISTIN DELAROSA, DOUG NEFF, DARYL DRAIN, ED HENDERSON, CINDY DRAIN, KAMIE SMITH, JAMIE OSBORNE, 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 June 7, 2022, Trustee will offer the Property for sale at public auction at the AT THE NOLAN COUNTY COURTHOUSE, 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.

  
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Substitute Trustee, Susan Mills

RECEIVED  
MAY 13 2022  
Nolan County Clerk