

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3rd DAY OF
JUNE, 2025

Date: May 12, 2025
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – VII, LLC
Noe: Promissory Note dated May 24, 2023

Deed of Trust

Date: May 4, 2023
Grantor: William Jay Larkin
Beneficiary: Centex Casas, LLC
Recording information: Document Number: 2023-001594
Property: See Exhibit "A"

Also known as: 110 South Sue Avenue, Ranger Tx 76470

Assignment of Note, Lien and Loan Document

Date: January 26, 2024
Assignor: Centex Casas, LLC
Assignee: Borain Capital Fund-VII, LLC
Original Payee: Centex Casas, LLC
Recording information: Document Number: 2024-001347
Property: See Attached "Exhibit A"

RECEIVED 11:03 A.M.
CATHY JENTHO, COUNTY CLERK

MAY 12 2025

EASTLAND COUNTY, TEXAS
By DP Deputy

Also known as: 110 South Sue Avenue, Ranger Tx 76470

County: Eastland County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN ABSTRACT/
TRUSTEES OF TEXAS: JIM MILLS, SUSAN
MILLS, ANDREW MILLS-MIDDLEBROOK,
LAURA BROWDER, TERRY BROWDER,
LOUIS STARZEL, ED HENDERSON, 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): June 3, 2025

Time of Sale: 1:00 p.m.

Place of Sale: South Entrance Steps of the Courthouse,
Eastland, Texas, or any location designated by
the Commissioners Court.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS JIM MILLS, SUSAN MILLS, ANDREW MILLS-MIDDLEBROOK, LAURA BROWDER, TERRY BROWDER, LOUIS STARZEL, ED HENDERSON, OR ANY TO ACT., and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on June 3, 2025, the Trustee will offer the Property for sale at public auction at the Place of Sale: on the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule in San Patricio County, Texas, or any location designated by the Commissioners Court., 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

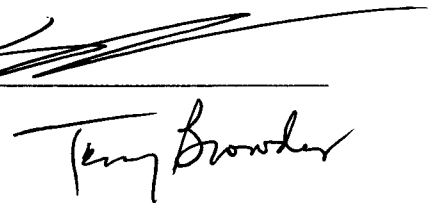
A handwritten signature in black ink, appearing to read "Terry Browder", is written over a horizontal line.

EXHIBIT "A"

Property Description: All that certain lot, tract or parcel of land situated in the City of Ranger, Eastland County, Texas and being 48 feet by

61 feet out of the Francis Blundell Survey, Abstract 10, and described as follows:

BEGINNIN at the Northwest corner of a tract formerly known as the G. H. Bohning lot, said beginning point now being the NWC of Lot 13, Hodges-Young-Rawls Addition to the City of Ranger:

THENCE N 62-1/2 deg. West 198 feet;

THENCE West 27-1/2 deg. South 141 feet to the beginning point and NWC of the tract herein conveyed;

THENCE South 62-1/2 deg. East 61 feet the NEC of this tract;

THENCE West 27-1/2 deg. South 48 feet to the SEC of this tract;

THENCE North 62-1/2 deg. West 61 feet to the SWC of this tract;

THENCE East 27-1/2 deg. North 48 feet to the BEGINNING POINT of this tract, and being the same land described in warranty deed from A. W. Lester, et ux, to Carl Page, et ux, dated October 14, 1952, recorded in Volume 466, Page 341, Deed Records of Eastland County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of land. Any statement in the legal description contained in Schedule A as to the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.