


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2022-0054 RECORDED DATE: 12/09/2022 10:14:14 AM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 6
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 941835 - 1 Doc(s) Document Page Count: 5 Operator Id: Lede	
RETURN TO: () ABSTRACT TRUSTEES OF TEXAS PO BOX 9932 AUSTIN, TX 78766	SUBMITTED BY: ABSTRACT TRUSTEES OF TEXAS PO BOX 9932 AUSTIN, TX 78766	
<p>DOCUMENT # : FC-2022-0054 RECORDED DATE: 12/09/2022 10:14:14 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

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Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3RD DAY OF JANUARY, 2023.

Date: December 7, 2022.
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – IV, LLC
Note: Promissory Note dated May 11, 2020

Deed of Trust

Date: May 11, 2020
Grantor: MARCO VAZQUEZ RODRIGUEZ and wife,
ABIGAIL VAZQUEZ
Beneficiary: DAWNA J. CAMPBELL
Recording information: Document Number: 2020-0001763
Property: See **Exhibit "A"** attached.
Also known as: 516 E 11th Street, Thornton, Texas
76687.

Transfer of lien

Date: June 16, 2021
Assignor: DAWNA J. CAMPBELL
Assignee: AMERICAN EQUITY FUNDING, INC.
Payee: MARCO VAZQUEZ RODRIGUEZ and wife,
ABIGAIL VAZQUEZ
Recording information: Document Number: 2022-0004571

Property: See Exhibit "A" attached.

Also known as: 516 E 11th Street, Thornton, Texas
76687.

Transfer of lien

Date: June 17, 2021

Assignor: AMERICAN EQUITY FUNDING, INC.

Assignee: LINDIE MAE INC.

Payee: MARCO VAZQUEZ RODRIGUEZ and wife,
ABIGAIL VAZQUEZ

Recording information: Document Number: 2022-0005226

Property: See Exhibit "A" attached.

Also known as: 516 E 11th Street, Thornton, Texas
76687.

Assignment of Note and Lien and Deed of Trust

Date: June 18, 2021

Assignor: LINDIE MAE INC.

Assignee: BORAIN CAPITAL FUND

Payee: MARCO VAZQUEZ RODRIGUEZ and wife,
ABIGAIL VAZQUEZ

Recording information: Document Number: 2022-0004572

Property: See Exhibit "A" attached.

Also known as: 516 E 11th Street, Thornton, Texas
76687.

Assignment of Note and Lien and Deed of Trust

Date: June 18, 2021

Assignor: BORAIN CAPITAL FUND

Assignee: BORAIN CAPITAL FUND – IV, LLC

Payee: MARCO VAZQUEZ RODRIGUEZ and wife,
ABIGAIL VAZQUEZ

Recording information: Document Number: 2022-0004867

Property: See Exhibit “A” attached.

Also known as: 516 E 11th Street, Thornton, Texas
76687.

County: Limestone County, Texas

Substitute Trustee’s Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM
MILLS, SUSAN MILLS, ED HENDERSON,
DENISE MORGAN, KORY MORGAN,
RUSSELL SLATON, LORI GARNER, MARGOT
FOSTER, 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): January 3, 2023

Time of Sale: 10:00 a.m.

Place of Sale: AT THE FRONT DOOR OF THE LIMESTONE
COUNTY COURTHOUSE LOCATED AT 200
WEST STATE STREET, GROESBECK, TEXAS,
OR AS DESIGNATED BY THE COUNTY
COMMISSIONERS.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ED HENDERSON, DENISE MORGAN, KORY MORGAN, RUSSELL SLATON, LORI GARNER, MARGOT FOSTER, 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 January 3, 2023, Trustee will offer the Property for sale at public auction at AT THE FRONT DOOR OF THE LIMESTONE COUNTY COURTHOUSE LOCATED AT 200 WEST STATE STREET, GROESBECK, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, 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 11:00 a.m., and the sale will be conducted no later than three hours thereafter.



Substitute Trustee, SUSAN MILLS

EXHIBIT "A"

BEING situated in Thornton, Limestone County, Texas, and being described as follows:
BEGINNING at the N.E. corner of subdivision No. 3 in Division No. XXXIX;
THENCE South with the East line of said division and the West line of Lamar Street 235 feet to stake for corner;
THENCE West 65 feet to stake for corner;
THENCE North parallel with East line 235 feet to the North line of said division and the South line of 11th Street to a stake for corner;
THENCE East with North line of said Division and South line of 11th Street 65 feet to the place of beginning, and being a part of subdivision No. 3 in Division No. XXXIX in the town of Thornton, Texas, according to the map of the said town as drawn by Thas Kasse.
And being the same property conveyed to Elijah L. Smith by E. L. Stutts et ux by deed dated October 9, 1950, and of record in Vol. 358, page 36, of the Deed Records of Limestone County, Texas, to which deed and record thereof reference is here made for all proper purposes.