

**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 IITFWI FUND – I, LLC  
Note: Promissory Note dated March 8, 2021

**Deed of Trust**

Date: March 8, 2021  
Grantor: MICHELLE ELAINE PENCE  
Beneficiary: CENTEX CASAS, LLC  
Recording information: Document Number: 210788  
Property: BEING ALL OF LOT NUMBER NINE (9), IN BLOCK TWO (2), GRAYS SUBDIVISION OF PARTS OF LOTS NUMER ONE (1) AND TWO (2), BLOCK THREE (3) OF THE WETHERBEE ADDITION TO THE TOWN OF STAMFORD, TEXASM AS SHOWN MY MAP OR PLAT OF SAID WETHERBEE ADDITION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF JONES COUNTY, TEXAS.

Also known as: 811 Trinity, Stamford, Texas 79553.

**Assignment of Note and Lien and Deed of Trust**

Date: April 22, 2022  
Assignor: CENTEX CASAS, LLC

**POSTED NOTICE**  
**DATE** 12-12-22 **TIME** 8AM  
Leah Jennings  
**JONES COUNTY CLERK, JONES CO., TX**  
**BY:** \_\_\_\_\_

Assignee: LINDIE MAE, INC.  
Payee: MICHELLE ELAINE PENCE  
Recording information: Document Number: 223339  
Property: BEING ALL OF LOT NUMBER NINE (9), IN  
BLOCK TWO (2), GRAYS SUBDIVISION OF  
PARTS OF LOTS NUMER ONE (1) AND TWO  
(2), BLOCK THREE (3) OF THE WETHERBEE  
ADDITION TO THE TOWN OF STAMFORD,  
TEXASM AS SHOWN MY MAP OR PLAT OF  
SAID WETHERBEE ADDITION OF RECORD IN  
THE OFFICE OF THE COUNTY CLERK OF  
JONES COUNTY, TEXAS.  
Also known as: 811 Trinity, Stamford, Texas  
79553.

**Assignment of Note and Lien and Deed of Trust**

Date: April 25, 2022  
Assignor: LINDIE MAE, INC.  
Assignee: BORAIN CAPITAL IITFWI FUND – I, LLC  
Payee: MICHELLE ELAINE PENCE  
Recording information: Document Number: 223340  
Property: BEING ALL OF LOT NUMBER NINE (9), IN  
BLOCK TWO (2), GRAYS SUBDIVISION OF  
PARTS OF LOTS NUMER ONE (1) AND TWO  
(2), BLOCK THREE (3) OF THE WETHERBEE  
ADDITION TO THE TOWN OF STAMFORD,  
TEXASM AS SHOWN MY MAP OR PLAT OF  
SAID WETHERBEE ADDITION OF RECORD IN  
THE OFFICE OF THE COUNTY CLERK OF  
JONES COUNTY, TEXAS.  
Also known as: 811 Trinity, Stamford, Texas  
79553.

County: Jones County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN  
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ED HENDERSON, MARSHA MONROE, TERRY BROWDER, LAURA BROWDER, JAMES DECKER, NICK ARROTT, JAMIE OSBORNE, OR ANY TO ACT.

Substitute Trustee's Address: c/o Schreimann & Associates, P.C., 8445 Freeport Parkway, Suite 175, Irving, Texas 75063

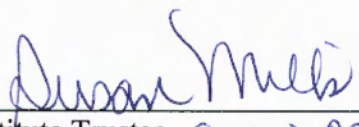
Date of Sale (first Tuesday of month): January 3, 2023

Time of Sale: 1:00 p.m.

Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMISSIONERS COURT.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ED HENDERSON, MARSHA MONROE, TERRY BROWDER, LAURA BROWDER, JAMES DECKER, NICK ARROTT, 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 January 3, 2023, Trustee will offer the Property for sale at public auction at AT THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMISSIONERS 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 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

  
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Substitute Trustee, Susan Mills