

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5th DAY OF DECEMBER, 2023.

Date: November 9, 2023
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – V, LLC
Note: Promissory Note dated November 11, 2005

Deed of Trust

Date: November 11, 2005
Grantor: CARRIE L. DIXON and CLAY A. DIXON
Beneficiary: Citifinancial, Inc. .
Recording information: Instrument Number 00032541
Property: SEE EXHIBIT "A"

Also known as: RT 1 BOX 168B, PATTONVILLE, TX
75468

Assignment of Note, Lien and Loan Document

Date: 8/4/2017
Assignor: CITIFINANCIAL INC.
Assignee: BAYVIEW LOAN SERVICING, LLC/
Payee: CITIFINANCIAL, INC.
Recording information: Document Number: 146000-2017
Property: SEE EXHIBIT "A"

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 13 DAY OF Nov, 2023

County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 10/9/2018
Assignor: BAYVIEW LOAN SERVICING, LLC/
Assignee: ATLANTICA, LLC.
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 158239-2018
Property: SEE EXHIBIT "A"

County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 3/21/2019
Assignor: ATLANTICA, LLC.
Assignee: ANTHIUM, LLC.
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 16084-2019
Property: SEE EXHIBIT "A"

County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 6/4/2019
Assignor: ANTHIUM, LLC.
Assignee: ATLANTICA LLC.
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 162336-2019

Property: SEE EXHIBIT "A"
County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 3/24/2020
Assignor: ATLANTICA, LLC
Assignee: ALASKA LOUISIANA PARTNERS, LTD
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 169615-2020
Property: SEE EXHIBIT "A"
County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 4/15/2020
Assignor: ALASKA LOUISIANA PARTNERS, LTD
Assignee: AGRGOLICA, LLC.
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 170943-2020
Property: SEE EXHIBIT "A"
County: Lamar County, Texas

Assignment of Note, Lien and Loan Document

Date: 5/12/2021
Assignor: ARGOLICA, LLC
Assignee: LINDA MAE, INC

Payee: CITIFINANIAL, INC.
Recording information: Document Number: 182190-2021
Property: SEE EXHIBIT "A"
County: Lamar County, Texas

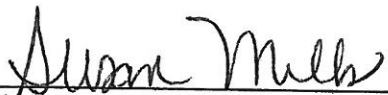
Assignment of Note, Lien and Loan Document

Date: 5/16/2021
Assignor: LINDA MAE, INC.
Assignee: BORAIN CAPITAL FUND-V, LLC.
Payee: CITIFINANIAL, INC.
Recording information: Document Number: 183401-2021
Property: SEE EXHIBIT "A"
County: Lamar County, Texas
Substitute Trustee's Name: DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, ED WILSON, TED STEPHENS, SHERIE WHITE, ED HENDERSON, LARRY PENNINGTON, MICHAEL WILSON, JOE HALLONQUIST, ANDREW MILLS-MIDDLEBROOK, TONY HULSEY, DAVID CULLAR, SUSAN ZACHARY, ASHLEY HAMMONS. JAMIE PARSONS
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): December 5, 2023
Time of Sale: 10:00 a.m.
Place of Sale: IN LAMAR COUNTY IN THE AREA DESIGNATED BYT THE COMMISSIONERS COURT PURSUANT TO SECTION 51.002 OF

THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORCLOSURE SALES ARE TO TAKE PLACE. IF NO PLACE IS DESIGNATED BY THE COMMISSIONERS COURT, THE SALE WILL BE CONDUCTED AT THE PLACE WHERE THE NOTICE OF TRUSTEES SALE WAS POSTED.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS JIM MILLS, SUSAN MILLS, ED WILSON, TED STEPHENS, SHERIE WHITE, ED HENDERSON, LARRY PENNINGTON, MICHAEL WILSON, JOE HALLONQUIST, ANDREW MILLS-MIDDLEBROOK, TONY HULSEY, DAVID CULLAR, SUSAN ZACHARY, ASHLEY HAMMONS. JAMIE PARSONS, 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 December 5, 2023, Trustee will offer the Property for sale at public auction at the IN LAMAR COUNTY IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE THE FORCLOSURE SALES ARE TO TAKE PLACE. IF NO PLACE IS DESIGNATED BY THE COMMISSIONERS COURT, THE SALE WILL BE CONDUCTED AT THE PLACE WHERE THE NOTICE OF TRUSTEES SALE WAS POSTED., 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.


Substitute Trustee 