

FILED FOR RECORD
AT 3.12 O'CLOCK P M.

MAR 16 2026

Notice of Trustee's Sale

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY CB DEPUTY

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7TH DAY OF
APRIL, 2026.

2026 - 030

Date: March 12, 2026
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – III, LLC
Note: Promissory Note dated July 12, 2021

Deed of Trust

Date: July 12, 2021
Grantor: Chad Allen Lee and Bonnie Jill Lee
Beneficiary: V. Moore Enterprises, LLC
Recording information: Document Number: 2021-007611
Property: LOT 2, BLOCK 1114, WOODLAND HILLS
ADDITION NO. 11, AN ADDITION TO THE CITY OF
CORSICANA, NAVARRO COUNTY, TEXAS,
ACCORDING TO THE MAP R PLAT RECORDED IN
VOLUME 4, PAGE 30, PLAT RECORDS NAVARRO
COUNTY, TEXAS.

Also known as: 805 IMPERIAL DRIVE, CORSICANA, TEXAS 75110

Assignment of Note, Lien and Loan Document

Date: SEPTEMBER 15, 2024
Assignor: V. MOORE ENTERPRISES, LLC.

Assignee: BORAIN CAPITAL FUND-III, LLC.
Payor: Chad Allen Lee and Bonnie Jill Lee
Recording information: Document Number: 2024-01506
Property: LOT 2, BLOCK 1114, WOODLAND HILLS
ADDITION NO. 11, AN ADDITION TO THE CITY OF
CORNICANA, NAVARRO COUNTY, TEXAS,
ACCORDING TO THE MAP R PLAT RECORDED IN
VOLUME 4, PAGE 30, PLAT RECORDS NAVARRO
COUNTY, TEXAS.


Also known as: 805 IMPERIAL DRIVE, CORNICANA, TEXAS 75110

County: Navarro County, Texas
Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS 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): April 7, 2026
Time of Sale: 1:00 p.m.
Place of Sale: FRONT ENTRANCE OF THE NAVARRO
COUNTY COURTHOUSE AT 300 W. 3RD
AVENUE, CORNICANA, TEXAS, NAVARRO
COUNTY. SUCH SALES OF REAL ESTATE TO
TAKE PLACE IN ACCORDANCE WITH THE
PROVISIONS OF THE PROPERTY CODE OF
THE STATE OF TEXAS.

ABSTRACT/TRUSTEES OF TEXAS, 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 APRIL 7, 2026, Trustee will offer the Property for sale at public auction at FRONT ENTRANCE OF THE NAVARRO COUNTY COURTHOUSE AT 300 W. 3RD AVENUE, CORNICANA, TEXAS, NAVARRO COUNTY. SUCH SALES OF REAL

ESTATE TO TAKE PLACE IN ACCORDANCE WITH THE PROVISIONS OF THE PROPERTY CODE OF THE STATE OF TEXAS., 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, Susan Mills