

**Trustee's Deed**

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: September 3, 2024  
Trustee: Tommy Lee  
Mortgagee: BoRain Capital Fund – IV, LLC  
Note: Adjustable Rate Note dated November 25, 2014

**Deed of Trust**

Date: November 25, 2014  
Grantor: Alejandro Del Valle De La Vega and Iryna Del Valle Kogai  
Lender: Integrity Bank, SSB  
Recording information: Document Number 20140532435  
Property: Lot Twelve (12), Block One (1), The Woodlands, Village of Creekside Park, Section 23, a Subdivision in Harris County, Texas, according to the Map or Plat thereof recorded under Film Code No(s). 637002, of Map Records, Harris County, Texas.

Also more commonly known as: 50 S. Fremont Ridge Loop, The Woodlands, Texas, 77389

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

Date: August 1, 2024  
Assignor: Independent Bank as successor and merger to Integrity Bank, SSB  
Assignee: BoRain Capital Fund – IV LLC  
Original Payee: Integrity Bank, SSB

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RP-2024-348029

Recording information:

Document Number RP-2024-292089

Substitute Trustee's Name:

DANIEL W. SCHREIMANN OR TOMMY LEE  
OR ABSTRACT/TRUSTEES OF TEXAS: JIM  
MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, KYLE WALKER, ED  
HENDERSON, 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

County of Sale:

Harris County, Texas

Date of Sale (first Tuesday of month):

September 3, 2024

Time of Sale:

10:00 a.m. (or within three hours thereafter.)

Place of Sale:

THE BAYOU CITY EVENT CENTER,  
MAGNOLIA SOUTH BALLROOM LOCATED  
AT 9401 KNIGHT ROAD, HOUSTON, HARRIS  
COUNTY, TEXAS 77045 OR AS DESIGNATED  
BY THE COUNTY COMMISSIONERS.

Buyer:

Borain Capital Fund-IV, LLC

Buyer's Mailing Address:

8445 Freeport Parkway STE. 175  
Irving, TX 75063

Amount of Sale:

\$ 1,043,944.11

A default exists under the Deed of Trust. Servicer has directed Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the Property were posted and filed and as shown by the affidavit attached to this deed and incorporated in it by this reference Mortgagee either personally or by agent served notice of the sale to each debtor, as required by the Texas Property Code. In accordance with that statute and the Deed of Trust, Trustee sold the Property to Buyer, who was the highest bidder at the public auction. The sale was made on the 3rd day of September 3, 2024, began at 10:00 a.m./p.m., and was concluded by

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10 : 09 a.m./p.m.

Trustee, subject to any prior liens and other exceptions to conveyance and warranty in the Land Contract and for the Amount of Sale paid by Buyer as consideration, grants, sells, and conveys the Property to Buyer, "AS IS," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Buyer and Buyer's heirs, successors, and assigns forever. Trustee binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Buyer and Buyer's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the prior liens and other exceptions to conveyance and warranty in the Land Contract.

Trustee has not made, and does not make, any representation, express or implied, with respect to the personal property and the personal property is sold to Buyer "as is, where is, and with all faults." There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition of personal property.



SUBSTITUTE TRUSTEE

STATE OF TEXAS

COUNTY OF

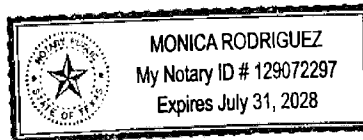
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BEFORE ME, the undersigned notary, on this day personally appeared Tommy Lee whose identity is personally known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3 day of September 3 A.D., 2024.

  
Notary Public, State of Texas

My Commission Expires: 7-31-28



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# Pages 4  
09/20/2024 01:44 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

COPY

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