

JUN 12 2023

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Chris Chavez 2:45 pm
DAWSON COUNTY CLERK

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 5TH DAY OF JULY, 2023.

Date: June 8, 2023.

Trustee: Daniel W. Schreimann

Mortgagee: BORAIN CAPITAL IITFWI FUND – I, LLC

Note: Promissory Note dated May 25, 2021

Deed of Trust

Date: May 25, 2021

Grantor: DANIEL LEDESMA and PEGGY LEDESMA

Beneficiary: DAVIE MATTHE JONES

Recording information: Document Number: 2021-6315

Property: ALL OF LOT 3, BLOCK 17 OF THE OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLATE RECORDED IN VOLUME 1, PAGE 95 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS.

Also known as: 406 N 17th Street, Lamesa, Texas 79331.

Assignment of Note, Lien and Loan Document

Date: December 10, 2021

Assignor: DAVIE MATTHEW JONES

Assignee: BORAIN CAPITAL IITFWI FUND – I, LLC

Payee: DANIEL LEDESMA and PEGGY LEDESMA

Recording information: Document Number: 2022-0719

Property: ALL OF LOT 3, BLOCK 17 OF THE OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLATE RECORDED IN VOLUME 1, PAGE 95 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS.

Also known as: 406 N 17th Street, Lamesa, Texas 79331.

County: Dawson County, Texas

Substitute Trustee's Name: DANIEL W. SCHREIMANN
ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNIE EADS, KORY YOUNG, SHELLEY NAIL, JUDY MUTSCHLER, ED HENDERSON, DALLAS BLACKMON, DONNA TROUT, ZANE NAIL, OR ANY TO ACT.

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

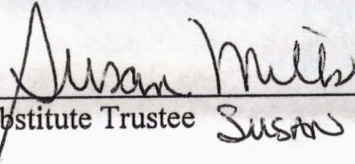
Date of Sale (first Tuesday of month): July 5, 2023

Time of Sale: 1:00 p.m.

Place of Sale: AT THE SOUTH ENTRANCE OF THE DAWSON COUNTY COURTHOUSE, LOCATED AT 400 S. 1ST STREET, LAMESA, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNIE EADS, KORY YOUNG, SHELLEY NAIL, JUDY MUTSCHLER, ED HENDERSON, DALLAS BLACKMON, DONNA TROUT, ZANE NAIL, 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 July 5, 2023, Trustee will offer the Property for sale at public auction AT THE SOUTH ENTRANCE OF THE DAWSON COUNTY COURTHOUSE, LOCATED AT 400 S. 1ST STREET, LAMESA, 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 1:00 p.m., and the sale will be conducted no later than three hours thereafter.


Substitute Trustee Susan Mills