

FILED FOR RECORD

#12 SEP 11 2023 2:30pm

**Notice of Trustee's Sale**

*Oliver Chavez*  
DAWSON COUNTY CLERK

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3rd DAY OF OCTOBER, 2023.

Date: September 6, 2023  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – V, LLC  
Note: Promissory Note dated January 18, 2021

**Deed of Trust**

Date: January 18, 2021  
Grantor: ESMERALDA TARIN  
Beneficiary: DAVIE MATTHEW JONES  
Recording information: Instrument Number 2021-0236

Property: ALL OF LOT 8, BLOCK 4, OF THE REPLAT OF THE ROSE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 1, PAGE 84, DEED RECORDS OF DAWSON COUNTY, TEXAS INCLUDING ALL IMPROVEMENTS.

Also known as: 812 N 8th Street, Lamesa, Texas 79331.

**Transfer of Lien**

Date: January 29, 2021  
Holder of Note and Lien: Davie Matthew Jones  
Transferee: Borain Capital Fund-V, LLC  
Payee: Borain Capital Fund- V, LLC

Recording information:

Instrument Number 2021-2922

Property:

ALL OF LOT 8, BLOCK 4, OF THE REPLAT OF THE ROSE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 1, PAGE 84, DEED RECORDS OF DAWSON COUNTY, TEXAS INCLUDING ALL IMPROVEMENTS.

Also known as: 812 N 8th 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, JOHNE 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):

October 3, 2023

Time of Sale:

1:00 p.m.

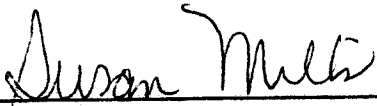
Place of Sale:

AT THE SOUTH ENTRANCE OF THE  
DAWSON COUNTY COURTHOUSE, LOCATED  
AT 400 S. 1ST STREET, LAMESA, TEXAS OR  
AS DESIGNATED BY THE COUNTY  
COMMISSIONER.

DANIEL W. SCHREIMANN ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, JOHNE 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 October 3, 2023, the Trustee will offer the Property for sale at

public auction at the AT THE SOUTH ENTRANCE OF THE DAWSON COUNTY COURTHOUSE, LOCATED AT 400 S. 1ST STREET, LAMESA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER, 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.

  
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Substitute Trustee Susan Mills