

FILED FOR RECORD

AUG 12 2024

**Notice of Trustee's Sale**

*Donna Cherry*  
DAWSON COUNTY CLERK

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 3<sup>rd</sup> DAY OF SEPTEMBER, 2024.

Date:

August 9. 2024

Trustee:

Daniel W. Schreimann

Mortgagee:

BoRain Capital Fund – V, LLC

Note:

Promissory Note dated March 20, 2020

**Deed of Trust**

Date:

March 20, 2020

Grantor:

Mary Lovaas

Beneficiary:

Matt Jones

Recording information:

Document Number: 2024-0383

Property:

See Exhibit "A"

Also known as: 2503 Seminole Rd, Lamesa, Tx  
79331

**Assignment of Note, Lien and Loan Document**

Date:

January 27, 2021

Assignor:

Matt Jones

Assignee:

Borain Capital Fund-V, LLC

Original Payee:

Matt Jones

Recording information:

Document Number: 2021-2918

Property:

See Attached "Exhibit A"

Also known as: 2503 Seminole Rd. Lamesa, Tx  
79331

County:

Dawson County, Texas

Substitute Trustee's Name:

JIM MILLS, GEORGE HAWTHORNE, SUSAN  
MILLS, ED HENDERSON, JOHNNIE EADS,  
KORY YOUNG, SHELLEY NAIL, JUDY  
MUTSCHLER 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):

September 3, 2024

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, JOHNNIE 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 SEPTEMBER 3, 2024, 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.

  
Substitute Trustee Susan Mills

**EXHIBIT "A"**

THE WEST 34' OF LOT 2 (TWO) AND THE EAST 40' OF LOT 3 (THREE), BLOCK 4 OF THE HIGHLAND PARK ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 232, PAGE 653, DEED RECORDS, DAWSON COUNTY, TEXAS.