

JUL 15 2024

#8 *Chris Chavira*
DAWSON COUNTY CLERK

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 6TH DAY OF AUGUST, 2024.

Date: June 21, 2024
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – V, LLC
Note: Promissory Note dated March 2, 2023

Deed of Trust

Date: March 2, 2023
Grantor: JIMMY SANCHEZ
Beneficiary: DAVIE MATTHEW JONES
Recording information: Instrument Number 2023-0846
Property: SEE EXHHIBIT "A"

Also known as: 307 N AVENUE F, LAMESA,
TEXAS 79331

Transfer of Lien

Date: JUNE 29, 2023
Holder of Note and Lien: Davie Matthew Jones
Transferee: Borain Capital Fund-V, LLC
Payee: Borain Capital Fund- V, LLC
Recording information: Instrument Number 2023-2735
Property: SEE EXHHIBIT "A"

Also known as: 307 N AVENUE F, 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):

AUGUST 6, 2024

Time of Sale:

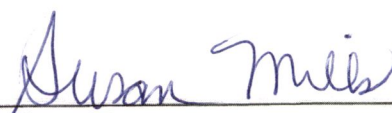
1:00 p.m.

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, 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 AUGUST 6, 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

EXHIBIT "A"

NORTH OF 70 FEET OF THE 75X150 FEET TRACT CUT OF THE SOUTHWEST CORNER OF BLOCK NO. NINE (9) OF THE ORIGINAL TOWN OF LAMESA, DAWSON COUNTY, TEXAS, WHICH TRACT IS DESCRIBED IN DEED FROM P.J. OATS, AND WIFE, LILLIE MAE OATS, TO F.M. MCLENDON, DATED FEBRUARY 13, 1947 AND RECORDED IN VOLUME 93, PAGE 317, DEED RECORDS, DAWSON COUNTY, TEXAS.