

#13

FILED FOR RECORD

11:50 am

SEP 16 2025

Chris Chapp
DAWSON COUNTY CLERK**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7TH DAY OF OCTOBER, 2025.

Date:

September 12, 2025.

Trustee:

Daniel W. Schreimann

Mortgagee:

BORAIN CAPITAL IITFWI FUND – I, LLC

Note:

Promissory Note dated SEPTEMBER 21, 2021

Deed of Trust

Date:

SEPTEMBER 21, 2021

Grantor:

ERNESTO MORENO AND ESPERANZA
AGUERO

Beneficiary:

DAVIE MATTHEW JONES

Recording information:

Document Number: 2021-7664

Property:

LOT 12, BLOCK 8, PARK TERRACE ADDITION
TO THE TOWN OF LAMESA, DAWSON
COUNTY, TEXAS.Also known as: 409 Terrace Circle Lamesa,
Dawson County, Texas 79331.**Assignment of Note, Lien and Loan Document**

Date:

5/12/2022

Assignor:

DAVIE MATTHEW JONES

Assignee:

BORAIN CAPITAL IITFWI FUND – I, LLC

Payee:

ERNESTO MORENO AND ESPERANZA
AGÜERO

Recording information:

Document Number: 2022-4152

Property:

LOT 12, BLOCK 8, PARK TERRACE ADDITION
TO THE TOWN OF LAMESA, DAWSON
COUNTY, TEXAS.

Also known as: 409 Terrace Circle Lamesa,
Dawson County, Texas 79331.

County:

Dawson County, Texas

Substitute Trustee's Name:

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.

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 7, 2025

Time of Sale:


1:00 p.m.

Place of Sale:

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

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 OCTOBER 7, 2025, 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 COURT, 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