

#17  
9:30AM

FILED FOR RECORD

DEC 15 2025

*Chris Ching*  
DAWSON COUNTY CLERK

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 6TH DAY OF JANUARY, 2026.

Date: December 15<sup>SN</sup>, 2025  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – V, LLC  
Note: Promissory Note dated March 5, 2022

**Deed of Trust**

Date: March 5, 2022  
Grantor: Michael Riojas and Elizabeth Riojas  
Beneficiary: DAVIE MATTHEW JONES  
Recording information: Instrument Number 2022-4591  
Property: All of Lot 18, Block 3, of the Re Plat of the Dick Jones Subdivision to the Town of Lamesa, Dawson County, Texas, as per Plat Rerecorded in Volume 1, Page 91, of the Plat Records of Dawson County, Texas

Also known as: 413 N 10<sup>th</sup> Street, LAMESA, TEXAS 79331

**Transfer of Lien**

Date: January 30, 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: 2025-0712

Property:

All of Lot 18, Block 3, of the Re Plat of the Dick Jones Subdivision to the Town of Lamesa, Dawson County, Texas, as per Plat Rerecorded in Volume 1, Page 91, of the Plat Records of Dawson County, Texas

Also known as: 413 N 10<sup>th</sup> 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):

January 6, 2026

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 January 6, 2026, 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, Shelley Nail