

1:45pm

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FILED FOR RECORD

MAR 16 2026

*Crawley*  
DAWSON COUNTY CLERK

**Notice of Trustee's Sale**

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7th DAY OF APRIL, 2026 .

Date: March 12, 2026  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – III, LLC  
Note: Promissory Note dated November 7, 2014

**Deed of Trust**

Date: November 7, 2014  
Grantor: Willie Ortiz, Jr. and Lorie Renteria  
Beneficiary: Matt Jones  
Recording information: Document Number: 4714  
Property: ALL OF LOT 10 AND THE WEST 10.5 FEET OF LOT 11, BLOCK 6 OF THE ROSE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 84 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS

Also known as: 706 NORTH 7<sup>TH</sup> STREET,  
LAMESA, TX 79331

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

Date: DECEMBER 18, 2019  
Assignor: MATT JONES  
Assignee: BORAIN CAPITAL FUND – II, LTD  
Payee: WILLIE ORTIZ JR., AND LORIE RENTERIA

Recording information: Document Number: 2020-0712

Property: ALL OF LOT 10 AND THE WEST 10.5 FEET OF LOT 11, BLOCK 6 OF THE ROSE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 84 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS

Also known as: 706 NORTH 7<sup>TH</sup> STREET, LAMESA, TX 79331

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

Date: February 17, 2020

Assignor: BORAIN CAPITAL FUND – II,LTD

Assignee: BORAIN CAPITAL FUND – III, LLC.

Payee: WILLIE ORTIZ JR., AND LORIE RENTERIA

Recording information: Document Number: 2020-0806

Property: ALL OF LOT 10 AND THE WEST 10.5 FEET OF LOT 11, BLOCK 6 OF THE ROSE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 84 OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS

Also known as: 706 NORTH 7<sup>TH</sup> STREET, LAMESA, TX 79331

County: Dawson County, Texas

Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS

Substitute Trustee's Address: c/o Schreimann and Associates, PC 8445 Freeport Parkway, Ste 175, Irving, Tx 75063

Date of Sale (first Tuesday of month): April 7, 2026

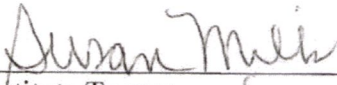
Time of Sale: 1:00 p.m.

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, 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 April 7, 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.

  
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Substitute Trustee *Susan Mills*

Posted by:  
*Wey Fernandez*  
3/16/26