

## NOTICE OF FORECLOSURE SALE

**FILED**  
2019 JAN - 7 PM 12:18  
JOHN F. WARREN  
COUNTY CLERK  
BY DALLAS COUNTY  
DEPUTY

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:  
  
Lot 8, Block 6 of Brook Valley No. 4 an addition to the City of Seagoville, Dallas County, Texas according to the plat recorded in Volume 84063, Page 2980, Map Records, Dallas County, Texas and commonly known as 1407 Ross Lane, Seagoville, Texas.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: February 5, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Dallas County Courthouse in Dallas, Texas, at the location designated by the County Commissioners at North Side of George Allen Courts Building facing 600 Commerce St., below the overhang.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the indebtedness up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. All noteholders will be acting and bidding jointly.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jose Lopez Ramirez and Laura Martinez Yanez ("Debtors"). The Deed of Trust is dated March 2, 2017 and was recorded in the office of the County Clerk of Dallas County, Texas on March 7, 2017 under instrument No. 2017-0022494.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively the "Obligations") including but not limited to the Promissory Note in the original principal amount of \$101,000.00 executed by Debtors and payable to the order of Hermitage Mortgage, LLC which is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.


6. Notice. ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE, OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A TEXAS NATIONAL GUARD, OR THE NATIONAL GUARD OF ANOTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND

WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Questions concerning the sale may be directed to the undersigned.

7. Default and Request to Act. The indebtedness is now due and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 3, 2019

  
GARY R. RICE  
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