

**NOTICE OF FORECLOSURE SALE**

**FILED**

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE 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.

MADE PUBLIC BY \_\_\_\_\_ COUNTY CLERK OF DALLAS COUNTY

1. **Property to Be Sold.** The property to be sold is described as follows: BEING LOT THREE (3) IN BLOCK SIX (6) OF KISSELL DALE NO. 3, AN ADDITION TO THE CITY OF WILMER, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 25, PAGE 255 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated July 23, 2012 and recorded in real property records of Dallas County, Texas as Document 201200223867.

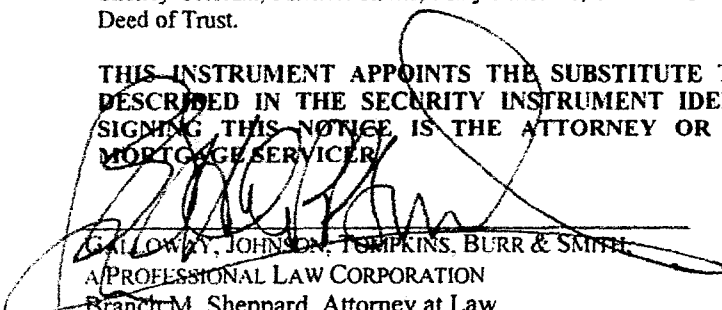
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: September 3, 2019  
Time: 10:00 AM  
Place: Dallas County Courthouse, Texas at the following location: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

5. **Obligations Secured.** The Deed of Trust executed by TEREZA G. RAMIREZ, and LEONEL G. RAMIREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$45,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage servicer exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Branch M. Sheppard, Shelley Ortolani, Michele Hreha, Mary Mancuso, or Francesca Ortolani as Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
Branch M. Sheppard, Attorney at Law  
Sara A. Morton, Attorney at Law  
1301 McKinney Drive, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

  
BRANCH M. SHEPPARD, SHELLEY ORTOLANI,  
MICHELE HREHA, MARY MANCCUSO, OR  
FRANCESCA ORTOLANI.  
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR &  
SMITH, A PLC  
1301 McKinney Drive, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

CERTIFICATE OF POSTING  
I am \_\_\_\_\_ whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on \_\_\_\_\_, 2019, I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.