

#23

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2025 MAR 11 PM 3:36

Czirr Funding Group, Inc., a Texas corporation, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Raul Ramirez

1010 Harlan Street Irving, TX 75060

Sent via first class mail and CMRR # 9489 0178 9820 3031 7795 68 on 03.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Raul Ramirez and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hill County, Texas and is recorded under Clerk's File/Instrument Number 00141033, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of April, 2025

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

Tract Eight: All that certain lot, tract or parcel of land being a 10.344 acre tract being located in the C.D. BRUSH Survey, Abstract No. 86, Hill County, Texas, and being part of a called 134.72 acre tract conveyed to Q3 Investments LLC as described and recorded in Volume 1801, Page 373 Deed Records of Hill County, Texas, said 10.344 acre tract to be more particularly described as follows: BEGINNING at a Point for corner, near the center of County Road No. 3323, for the Southwest corner of herein described tract, same being in the South line of said 134.72 acre tract, same being in the North line of the residue of a called 105 acre tract (Tract One) conveyed to The Jerry and Jeanette Smithey Living

Trust as described and recorded in Volume 1984, Page 819 of the Deed Records of Hill County, Texas, from which a 1/2" Iron Rod found for reference bears South 60 deg. 41 min. 37 sec. West 1442.37 feet and a 1/2" Iron Rod set for reference bears North 31 deg. 51 min. 18 sec. West 30.00 feet; THENCE North 31 deg. 51 min. 18 sec. West across said 134.72 acre tract, a distance of 1084.00 feet to a 1/2" Iron Rod set for the Northwest corner of herein described tract; THENCE North 58 deg. 43 min. 04 sec. East across said 134.72 acre tract, a distance of 415.67 feet to a 1/2" Iron Rod set for the Northeast corner of herein described tract; THENCE South 31 deg. 51 min. 18 sec. East across said 134.72 acre tract, a distance of 1084.00 feet to a Point for corner, near the center of County Road 3323 for the Southeast corner of herein described tract, same being in the South line of said 134.72 acre tract, same being in the North line of said 105 acre residue tract, from which a 1/2" Iron Rod set for reference bears North 31 deg. 51 min. 18 sec. West 30.00 feet; THENCE South 58 deg. 43 min. 04 sec. West along the South line of said 134.72 acre tract, along said road, and along the North line of said 105 acre residue tract, a distance of 415.67 feet to the POINT OF BEGINNING AND CONTAINING 10.344 ACRES OF LAND. Bearings are based on the State Plane Coordinate System, Texas Central Zone 4203, N.A.D. 1983.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.
The senders of the notice also include those names listed below.

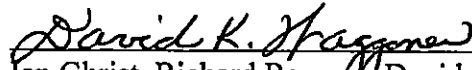
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.


Ian Ghrist, Richard Ramsey, David Waggoner
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136