

MAY 11 2026

NOTICE OF FORECLOSURE SALE

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

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.

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated May 9, 2024 from Misael Ramirez and Maria De La Luz aka Maria De La Luz Ramirez, husband and wife, as Grantor to Andy Pattillo as Trustee, for S&W Real Estate Investments, LLC as Beneficiary, recorded as Document No. 2024-08629 in the Official Public Records of Hunt County, Texas, as amended, restated and modified (the "Deed of Trust").

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: June 2, 2026

Time: The sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter.

Place: Hunt County, Texas, at the following location: the common area at the base of the central stairway on the 2nd floor inside the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas 75401, or the base of the north steps outside the Hunt County Courthouse in the event the Courthouse is closed, or in the area designated by the Commissioner's Court, pursuant to section 51.002 of the Texas Property Code.

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 deeds 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. The reposting or refiled may be after the date originally scheduled for this sale.

4. 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 promissory note secured by the Deed of Trust up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, and 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. The sale shall not cover any part of the property that has been released

of public record from the lien of 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.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

5. 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 the debtor.

The real property and personal property (if any) encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations described in the Promissory Note dated May 9, 2024, in the principal amount of \$100,000.00, executed by Misael Ramirez and payable to S&W Real Estate Investments, LLC, as amended, restated and modified (the "Promissory Note").

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has instructed the undersigned trustee to conduct this sale.

8. Trustee. The Trustee that will conduct the sale is as follows:

Abstracts/Trustees of Texas, LLC
9065 Jollyville Road, Suite 203A
Austin, Texas 78759

Effective Date: May 11, 2026.



Abstracts, Trustees of Texas, LLC *Susan Mills*

EXHIBIT A

Lot 22, Block 2, GREENVILLE WEST, SECTION 1, an addition to the City of Greenville, Hunt County, Texas, according to the plat recorded in Volume 400, Page 465, and in Cabinet A, Slide 288, Plat Records, Hunt County, Texas.

Commonly known as 4916 McDougal Street, Greenville, Texas 75401.